

Minutes
Town of Lake Park, Florida
Town Commission Meeting
February 4, 2004 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Town Commission met for the purpose of a Regular Town Commission Meeting on Wednesday, February 4, 2004 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor G. Chuck Balius, Commissioners Longtin, Otterson and Garretson, Town Manager Doug Drymon, Town Attorney Thomas Baird and Town Clerk Carol Simpkins.

Mayor Castro called the Meeting to order at 7:30 p.m.

Mayor Castro gave the Invocation.

Mayor Castro led the Pledge of Allegiance.

Deputy Town Clerk Stephanie Thomas performed the Roll Call.

ADDITIONS/DELETIONS

None.

MOTION: A motion was made by Commissioner Garretson to approve the February 4, 2004 Agenda; Vice Mayor made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

PRESENTATIONS:

None.

PUBLIC COMMENT:

The following person(s) addressed the Commission;

Bert Bostrom and members of the Lake Park Soccer Team presented gifts to the Commission. She expressed her hopes of surprising the Town Officials as much as they surprised her with such high recognition at the Commission Meeting of January 21, 2004.

A public comment card was submitted by an unidentified person desiring to speak after public comment had been closed.

CONSENT AGENDA

Commission Meeting Minutes of January 21, 2004.

Commission Meeting Minutes of January 28, 2004.

MOTION: A motion was made by Vice Mayor to approve the Commission Meeting Minutes of January 21 & 28, 2004 as corrected. Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

PUBLIC HEARING/S:

ORDINANCES ON SECOND READING/FINAL ADOPTION:

ORDINANCE NO. 01-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING ARTICLE II, SECTION 32-59 OF THE TOWN CODE PERTAINING TO THE NORTHLAKE BOULEVARD OVERLAY ZONING DISTRICT; AMENDING ARTICLE II, SECTION 32-23(16) TO ELIMINATE THE REFERENCE TO THE NORTHLAKE BOULEVARD

OVERLY ZONING DISTRICT; AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF LAKE PARK TO DELETE ALL REFERENCES TO THE NORTHLAKE BOULEVARD OVERLAY ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Hearing opened.

No Speakers

Public Hearing closed.

MOTION: A motion was made by Vice Mayor Balius to adopt Ordinance No. 01-2004. Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

ORDINANCE NO: 04-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE TOWN BUDGET FOR FISCAL YEAR 2003-2004 AS PREVIOUSLY ADOPTED BY ORDINANCE NO. 15-2003; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Public Hearing opened.

No Speakers

Public Hearing closed.

MOTION: A motion was made by Commissioner Garretson to approve Ordinance No. 04-2004; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

ORDINANCES ON FIRST READING

ORDINANCE NO. 03-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 17, ARTICLE III, SECTION 17-64 OF THE TOWN CODE PERTAINING TO THE ISSUANCE OF SPECIAL EVENTS PERMITS FOR NON-TOWN SPONSORED EVENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A concern of the Commission was not to place the Town Manager in a predicament in which he could possibly be viewed in a bad light by the residents.

MOTION: A motion was made by Vice Mayor Balius to approve Ordinance No 04-2004. Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		

Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion failed 2-3.

MOTION: A motion was made by Vice Mayor Balius to defer Ordinance No. 03-2004 until “minimal impact is candidly defined; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

ORDINANCE NO. 05-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, TO BE KNOWN AS THE “INTERIM ZONING ORDINANCE”; PROVIDING FOR AUTHORITY AND LEGISLATIVE INTENT; PROVIDING FOR THE TEMPORARY CESSATION OF THE ISSUANCE OF OCCUPATIONAL LICENSES OR DEVELOPMENT ORDERS FOR COMMUNITY RESIDENTIAL OR GROUP HOMES; PROVIDING FOR LIMITED TIME OF DURATION; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR TEMPORARY ABATEMENT OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A motion was made by Vice Mayor Balius to approve Ordinance No. 05-2004; Commissioner Garretson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

ORDINANCE NO. 06-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 13, SECTION 13-36(116) OF THE TOWN CODE TO REPEAL LICENSING FEES FOR ICE VENDING MACHINES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A motion was made by Commissioner Longtin to approve Ordinance No. 06-2004; Commissioner made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		

Mayor Castro	Absent @ 8:04 p.m. Returned @ 8:07 p.m.		
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Motion passed 4-0.

ORDINANCE NO. 7-2004

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 13, SECTION 13-36(173)(c)(3) OF THE TOWN CODE TO CLARIFY THE OCCUPATIONAL LICENSE FEES TO BE CHARGED FOR REAL ESTATE RENTALS OF COMMERCIAL PROPERTY WHICH ARE USED FOR THE OPERATION OR TRANSACTION OF A BUSINESS, OCCUPATION, OR PROFESSION FOR WHICH A SEPARATE OCCUPATIONAL LICENSEE IS REQUIRED BY CHAPTER 13 ON A PER UNIT BASIS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A motion was made by Commissioner Garretson to approve Ordinance No. 07-2004; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTIONS

RESOLUTION NO. 08-02-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK URGING MEMBERS OF THE FLORIDA LEGISLATURE TO ALLOW MUNICIPALITIES TO CONTRACT FOR THE SERVICES OF THE STATE ATTORNEY TO ENFORCE LOCAL ORDINANCES.

MOTION: A motion was made by Vice Mayor Balius to approve Ordinance No. 08-2004; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 09-02-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK URGING MEMBERS OF THE FLORIDA LEGISLATURE TO STRENGTHEN THE ABILITY OF MUNICIPALITIES TO PROVIDE REASONABLE PROCEDURES TO EXPEDITIOUSLY ANNEX AREAS THAT ARE CONTIGUOUS TO THEIR BOUNDARIES

MOTION: A motion was made by Commissioner Garretson to approve Resolution 09-02-04; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 10-02-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK URGING MEMBERS OF THE FLORIDA LEGISLATURE TO PRESERVE THE AUTHORITY OF MUNICIPALITIES TO DETERMINE AND IMPLEMENT SPECIFIC WATER CONSERVATION MEASURES AS MAY BE REQUIRED UNDER A WATER USE PERMIT.

MOTION: A motion was made by Vice Mayor to approve Resolution 10-02-04; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

**QUASI-JUDICIAL PUBLIC HEARING(S):
RESOLUTIONS**

Town Clerk Carol Simpkins swore in the witnesses.

The following Commissioners had the following exparte communications to be declared:
(see exhibit A).

Commissioner Longtin- Talked to Mr. Ahrens. Received letters from residents and Ahrens' consultants.

Commissioner Garretson- Talked to Mr. Ahrens. Received letters from residents and Ahrens' consultants.

Commissioner Otterson- Talked to Mr. Ahrens. Received letters from residents and Ahrens' consultants.

Vice Mayor Balius-Talked to Mr. Ahrens. Received letters from residents and Ahrens' consultants.

Mayor Castro-Letters from residents, attorneys from both parties and from the architect. No direct contact with Mr. Ahrens.

RESOLUTION 11-02-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A SITE PLAN FOR A MIXED-USE DEVELOPMENT OWNED BY ONE PARK AVE, LLC KNOWN AS ONE PARK PLACE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PARK AVENUE AND 9TH STREET, WITHIN THE PARK AVENUE + DOWNTOWN ZONING DISTRICT (PADD); PROVIDING CONDITIONS OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

Herbert Gibson, Council representing the applicant gave an in depth verbal presentation indicating that Ahrens will comply with the water concurrency pertaining to the site.

Larry Levis, Architect of One Park Place provided a presentation. (see Exhibit B).

Louis Vlahos, Landscape Architect illustrated examples of the possible buffers and landscaping of the One Park Place project.

Jeff Blakey, Landscape Architect and Planner indicated that Lot F is a dry retention area. He insisted that the area would be used as a reservoir for excessive water. He stated that he is a third generation resident of the Town of Lake Park and feels that this type of development would be welcomed to attract other developers to the area. (see Exhibit C).

Marcy LaHart, Council representing Joseph Glisson and Joanne Arline, requested to cross examine Jeff Blakely and Larry Levis. Ms. LaHart's directed her first inquiry to Mr. Levis asking if he could define density gradient and why it is desirable to have a density gradient. Mr. Levis explained that the term was taken from the Comprehensive plan. He stated that it is a strategy that transitions a high density area or street to a low density area. He indicated that the density gradient is more of an aesthetic appreciation and he opined that it would improve the quality of life for the neighboring residents.

Ms. LaHart's asked Mr. Blakely if he was aware of how the pollutant removal efficiency of dry detention ponds compares with other types of storm water treatment systems. Mr. Blakely indicated that he is not professionally qualified to answer the question. Ms. LaHart asked him if he is aware of any other dry retention areas that are being used for public recreation. Mr. Blakely responded in the negative.

Jamie Gentile, Calvin, Giordano & Associates represented staff indicated that the recommended action was denial. He stated that after reviewing the project details, staff concluded that the project is not consistent with the particular sections of the zoning code, comprehensive plan, the Park Avenue Down Town Zoning District (PADD) and Town land development code regulations pertaining to parking, residential density, height,

dimensions and drainage. He concluded by stating that the applicant did not meet the concurrency requirements. In response to a question posed by Mayor Castro, Mr. Gentile conveyed that he agrees that this item was not prepared to be presented to the Town Commission.

Randy Brume, Administrative Chief of Planning Review & New Construction, Palm Beach Fire & Rescue specified that he has never had a conversation with the applicant. He stated that there has been two separate flow tests performed in which it was revealed that the project would require at least 2500 gallons of water a minute and it is not equipped to provide such a large amount of water flow.

Herbert Gibson, Council representing the applicant cross-examined Mr. Gentile. For the record, Mr. Gibson publicly acknowledged Section 3.4.3 Future Land Use Classification system in the Comprehensive plan. (see exhibit D). Mr. Gibson asked Mr. Gentile if the applicant was notified at anytime that they did not meet the concurrency requirements.

Richard Ahrens, Ahrens Company, Managing Partner cross examined Mr. Brume of Palm Beach County Fire & Rescue. Mr. Ahrens inquired when the applicant requested the initial fire flow test. Mr. Brume answered the first request for testing was May 4, 2003. In response to a question posed by Mr. Ahrens, Mr. Brume stated that the existing fire flow does not sufficiently provide protection for the proposed structure.

Marcy LaHart, Council representing Joseph Glisson and Joanne Arline requested to cross examine Mr. Gentile. Ms. LaHart asked Mr. Gentile if he had read over the letters submitted by Terrill Arline and if the letter is a part of the record in the proceeding. Mr. Gentile affirmed in the positive. Ms. LaHart asked Mr. Gentile if it was his belief that the One Park Place proposal is consistent with the density restrictions, height in the comprehensive plan and code in which Mr. Gentile responded in the negative. Ms. LaHart asked Mr. Gentile if he understood when requesting for a waiver, the applicant is required to show a unique hardship. Mr. Gentile responded in the positive.

Town Attorney Thomas Baird noted for the record, in reference to reviewing the criteria of the PADD, one requirement is that there is conformance with all requirements of any other governmental agency. He advised the Mayor and Town Commission to take into consideration whether there has been conformance with other governmental agencies. He noted that in this proceeding, the agencies would be Sea Coast, Palm Beach County Fire and Rescue and the County Engineer. He concluded by referencing a letter to Ms. Marcy LaHart addressing issues of the drainage lot.

Rim Bishop, Executive Director of Sea Coast Utility, indicated that a standard capacity utilization letter has been issued to the applicant as it is distributed to all developers who have expressed an interest in the service areas of Sea Coast Utilities. He stated at this present time, no capacity has been reserved and the system that Sea Coast Utility uses is not capable of delivering the required amount of gallons to the proposed site but the applicant *may* obtain the necessary reserve capacity if they commit to a developer's contract.

Mr. Bishop indicated that a substantially large financial deposit will be required before any action is taken on the behalf of Sea Coast utility.

Joy Daum, 761 Park Avenue (addressed the poor appearance of downtown Lake Park. She indicated that she is indecisive about the One Park Avenue project, but welcomes it if will provide a safer Park Avenue.)

Diane Munroe, Hawthorne Drive (stated that she is in opposition of the One Park Place project. She believes that downtown Lake Park can be revitalized without such a huge building.

Joseph Glisson, 850 Greenbriar Drive (stated that he is in opposition of the One Park Place project. Mr. Glisson indicated that he does not agree with the plans that the applicant has for Lot F in that it is adjacent to his property.)

Edna Brooks, 808 Hawthorne (stated that she is in opposition of the One Park Place project. She does not feel that such a large project fits the hometown feel of the Town of Lake Park.)

Desca Dubois, 516 Sabal Palm Drive ("*as a private citizen*" indicated that she loves the small town atmosphere in the Town of Lake. She believes the downtown district needs to be redeveloped however she feels that something of this size would overpower Park Avenue as well as the residents of the Town.)

Mayor Castro indicated that he believes that compromise is something the applicant as well as the Town needs to look into. He expressed desire for the Town to be replenished however not at the cost of over development. He feels that the item should not have been before the Commission at this time.

Vice Mayor Balius stated that he has a concern with the fire flow concurrency. He feels that the building is beautiful however it can be scaled down.

Commissioner Garretson believes that with compromise the building will be suitable for the Town. He believes that the all of the concurrency issues can be resolved. He feels that the Town will benefit having this type of project in the Town.

Commissioner Longtin stated that she does not feel good about the initial contract. She apologized to the citizens for her vote as it pertains to this project. She indicated that most of the residents are willing to compromise.

There was general consensus among the Commission that items will not be presented before the Commission unless they meet full concurrency. Town Manager requested direction from the Commission pertaining to the One Park Place project.

MOTION: A motion was made by Commissioner Otterson to defer Resolution 11.02.04 until the next regularly scheduled Commission meeting if the applicant chooses to compromise and meet the concurrency issues. (2/18/04). Commissioner Garretson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0.

DISCUSSION AND POSSIBLE ACTION:

None

COMMENTS BY COMMISSION, TOWN MANAGER AND TOWN ATTORNEY

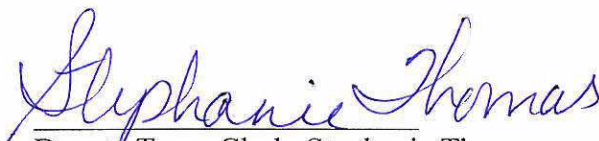
None

ADJOURNMENT:

There being no further business to come before the Commission, after a motion to adjourn by Vice Mayor Balus, seconded by Commissioner Garretson, and by unanimous vote, the meeting adjourned at 11:00 p.m.

A handwritten signature in blue ink, appearing to read "Paul Castro", written over a horizontal line.

Mayor Paul Castro

A handwritten signature in blue ink, appearing to read "Stephanie Thomas", written over a horizontal line.

Deputy Town Clerk, Stephanie Thomas

Approved on this 18th day of February 2004.



Town of Lake Park Public Comment Card

Meeting Date: 2/4/04

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS

DISCUSSED!

3 MINUTE TIME LIMITATION ON ALL COMMENTS

Name: Carl Bottom
Address: 1451 Flagler Blvd
I would like to make comments on the following AGENDA ITEM(S):
Shanks

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 2/4/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Marcy LaHart

Address: 711 Palmetto St.

I would like to make comments on the following **AGENDA ITEM(S)**:

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

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Town of Lake Park Public Comment Card

Meeting Date: 2-4-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**
*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Jay Demin
Address: 761 PARK Ave
I would like to make comments on the following **AGENDA ITEM(S)**:
Lo 11. Site Plan for one PARK AVE, LLC.

I would like to make comments on the following **NON-AGENDA ITEM(S)**:

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND
GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR
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Town of Lake Park Public Comment Card

Meeting Date: 2/4/24

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Alfred Murree

Address: Hawthorne Dr

I would like to make comments on the following AGENDA ITEM(S):

proposed bldg on Park Ave.

I would like to make comments on the following NON-AGENDA ITEM(S):

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Town of Lake Park Public Comment Card

Meeting Date: Feb. 04/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**
*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Joseph H. GLESSON

Address: 850 GREENBRIAR DR.

I would like to make comments on the following AGENDA ITEM(S):
RESOLUTION 11-02-04

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND
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Town of Lake Park Public Comment Card

Meeting Date: Feb-4-04

CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!

3 MINUTE TIME LIMITATION ON ALL COMMENTS

Name: Heaven Arcine

Address: 208 Greenbriar Drive L.P.

I would like to make comments on the following AGENDA ITEM(S):

Alexis' proposal on Park Avenue

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.



Town of Lake Park Public Comment Card

Meeting Date: 2/4/04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Edna Brooks

Address: 808 Hawthorne Dr.

I would like to make comments on the following AGENDA ITEM(S):

"L" Guest - Judicial Public Hearing Resolution 11-02-04

I would like to make comments on the following NON-AGENDA ITEM(S):

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Town of Lake Park Public Comment Card

Meeting Date: 2-4-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!**

*****3 MINUTE TIME LIMITATION ON ALL COMMENTS*****

Name: Desca Dubois

Address: 5165 Sunset Park

I would like to make comments on the following AGENDA ITEM(S):

Old Lake Park Area

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND
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Town of Lake Park Public Comment Card

Meeting Date: 2-4-04

**CARDS MUST BE SUBMITTED BEFORE THE ITEM IS
DISCUSSED!
3 MINUTE TIME LIMITATION ON ALL COMMENTS**

Name: John K. K. K.

Address: 614 Lakeway Dr.

I would like to make comments on the following AGENDA ITEM(S):

L. #11 Oak Park Avenue

I would like to make comments on the following NON-AGENDA ITEM(S):

INSTRUCTIONS: PLEASE FILL OUT THIS CARD, INCLUDING NAME AND ADDRESS, AND GIVE TO THE TOWN CLERK. THE MAYOR WILL CALL YOUR NAME WHEN IT IS TIME FOR YOU TO SPEAK. Comments must be limited to no more than three minutes per individual.

Exhibit
A

February 5, 2004

Mr. J. Douglas Drymon
Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: One Park Place

Dear Mr. Drymon:

We are totally in favor of the One Park Place project as submitted.

It is our firm belief that this project will bring renewed energy to not only Park Avenue, but to all of the existing businesses in the area.

In addition, the residential portion will not only bring additional residents but will provide the following additional benefits:

- A. Increased activity which will provide better security.
- B. Increased tax revenues.
- C. Opportunity to work and live in the neighborhood.
- D. Opportunity for relatives live in the neighborhood.

These are only a few of the great benefits from this project.

Once again, please approve this project as submitted to the town.

Sincerely,



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February 5, 2004

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Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

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Once again, please approve this project as submitted to the town.

Sincerely,

Frank + Annie Tice
O'Donuts inc. 850 Park Ave
Lake Park
863 1486



February 5, 2004

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Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

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These are only a few of the great benefits from this project.

Once again, please approve this project as submitted to the town.

Sincerely,

 Penny Drosener

Bonnie & Clyde Family Hairstyles

February 5, 2004

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Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

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These are only a few of the great benefits from this project.

Once again, please approve this project as submitted to the town.

Sincerely,



Kwik Shop
903 Park Ave
(561) 841-9147

February 5, 2004

Mr. J. Douglas Drymon
Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

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Once again, please approve this project as submitted to the town.

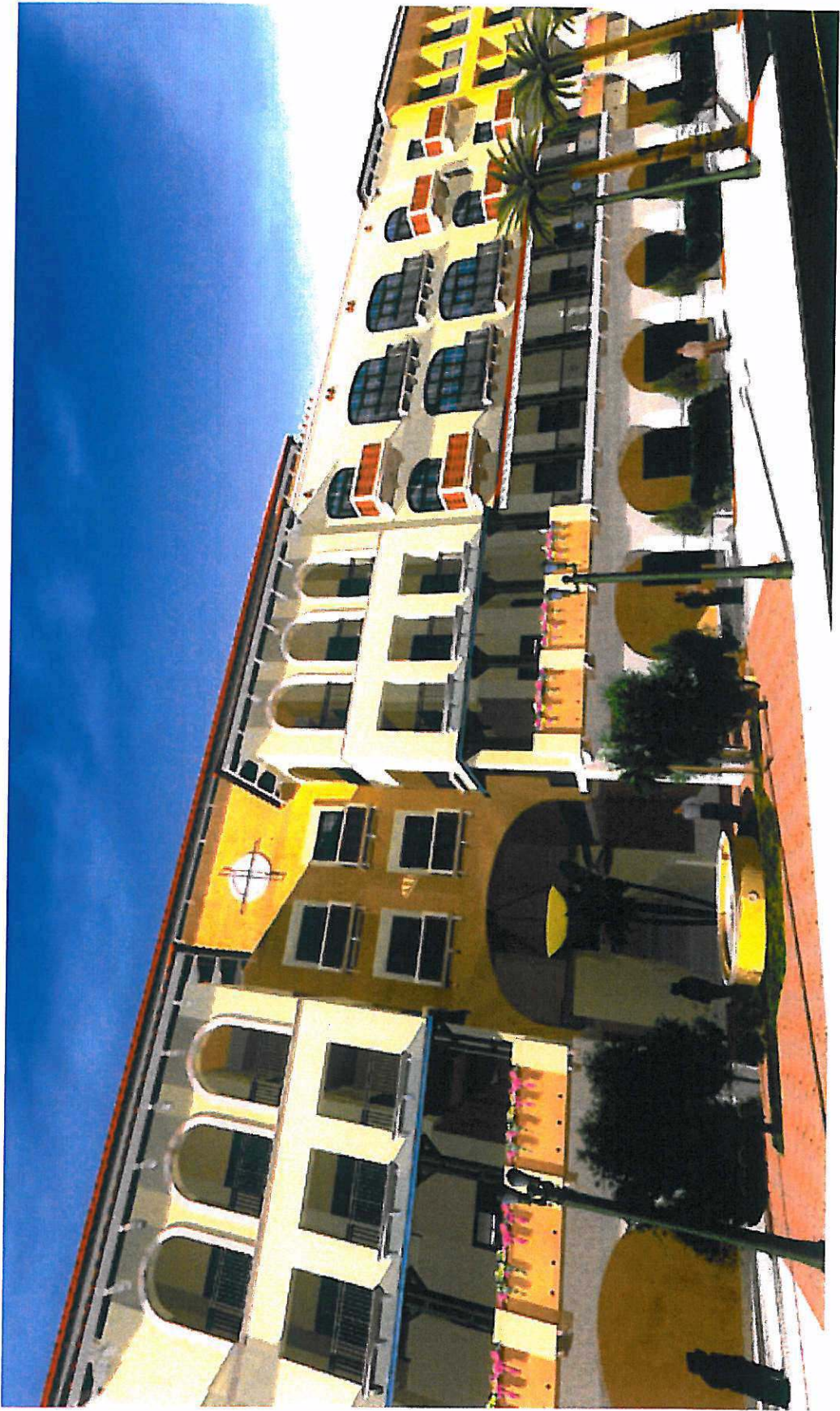
Sincerely,

Leonard A. Mauney
Bonnie & Clydes

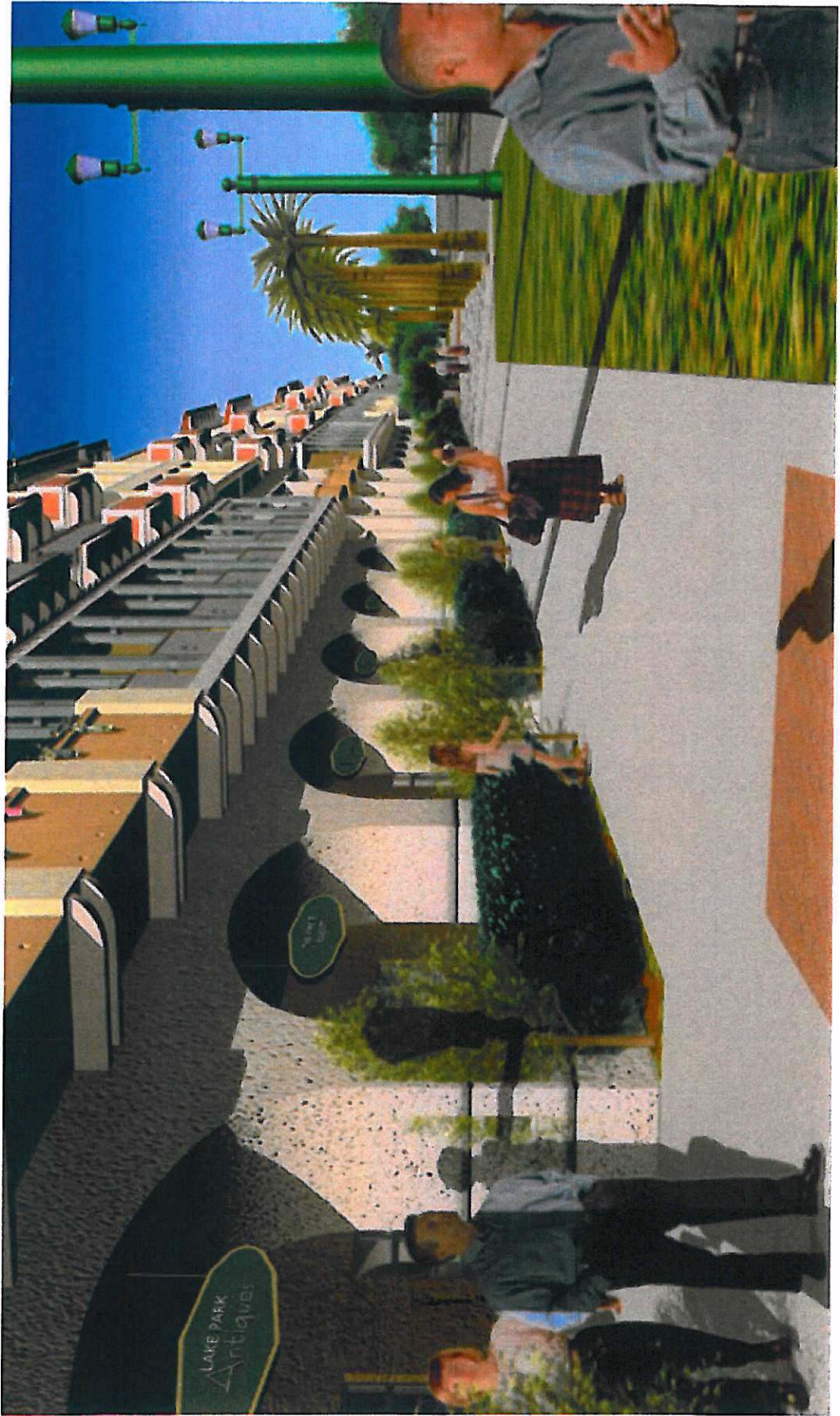
Exhibit
B

ONE PARK PL
Lake Park, Florida



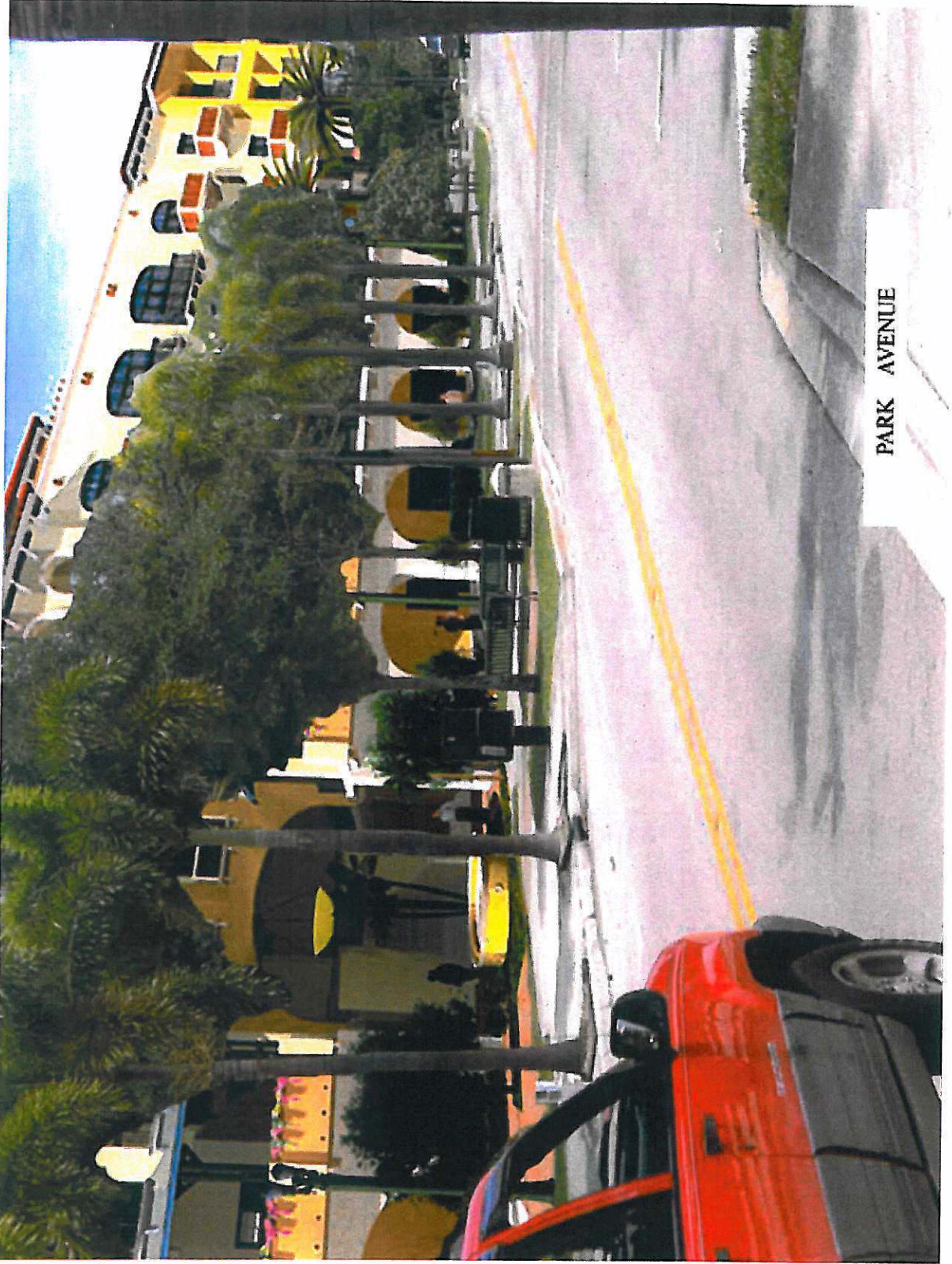






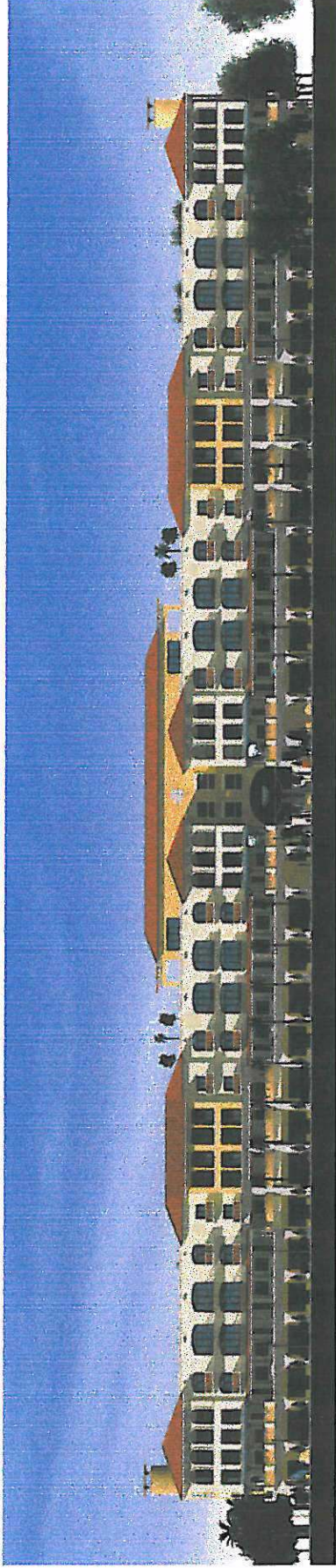






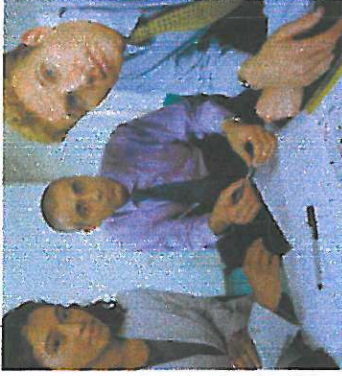
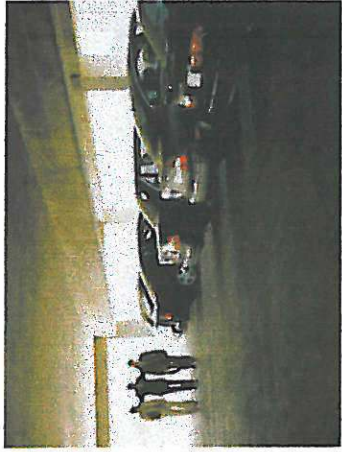
PARK AVENUE





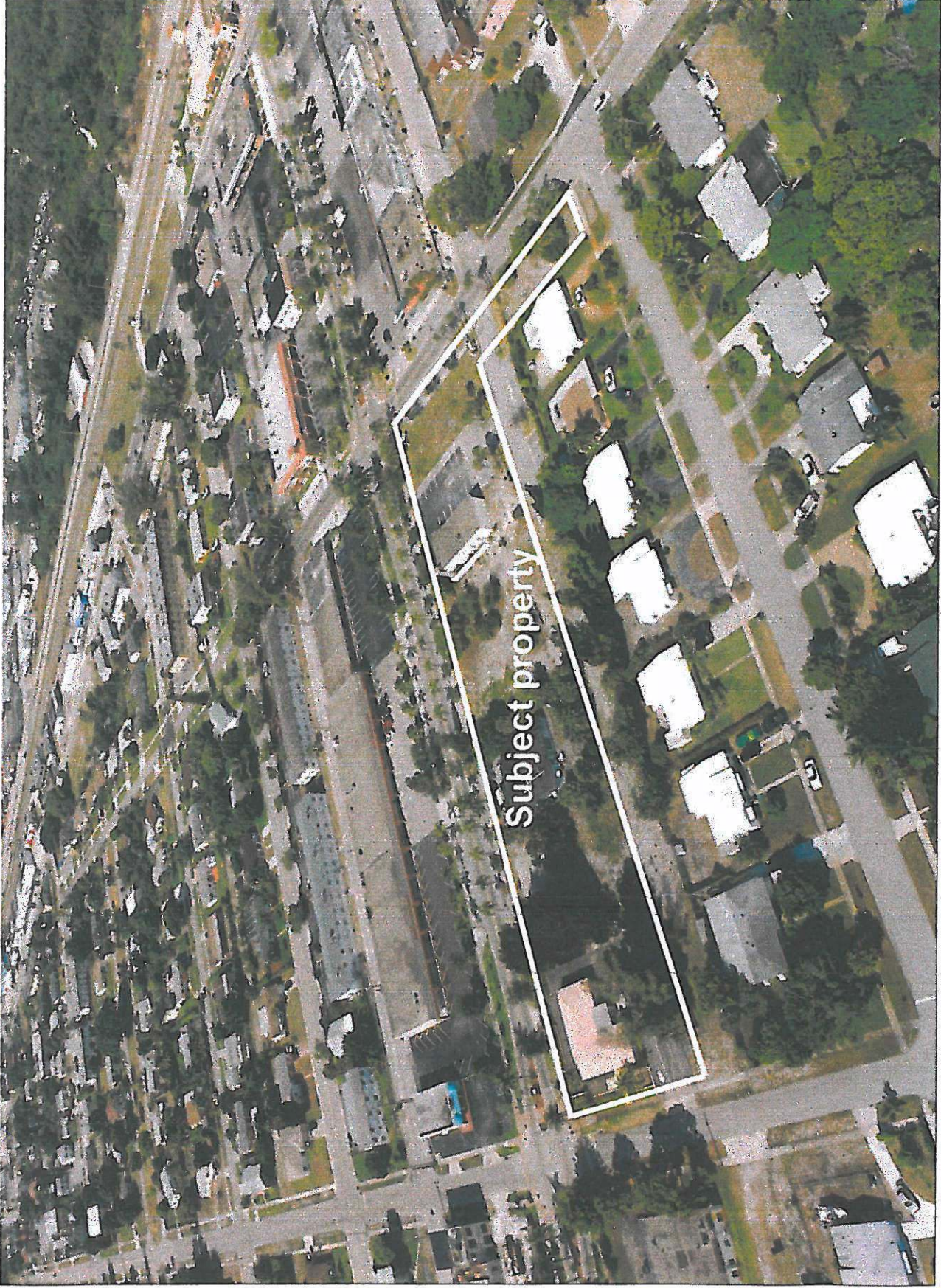
ONE PARK PLACE

Lake Park, Florida



One Park Place is a Mixed-Use Development that offers a mixture of retail/restaurant, personal service, commercial office, residential housing and parking on Park Avenue in Downtown Lake Park.





ONE PARK PLACE
Mixed-Use Development



ONE PARK PLACE
Mixed-Use Development

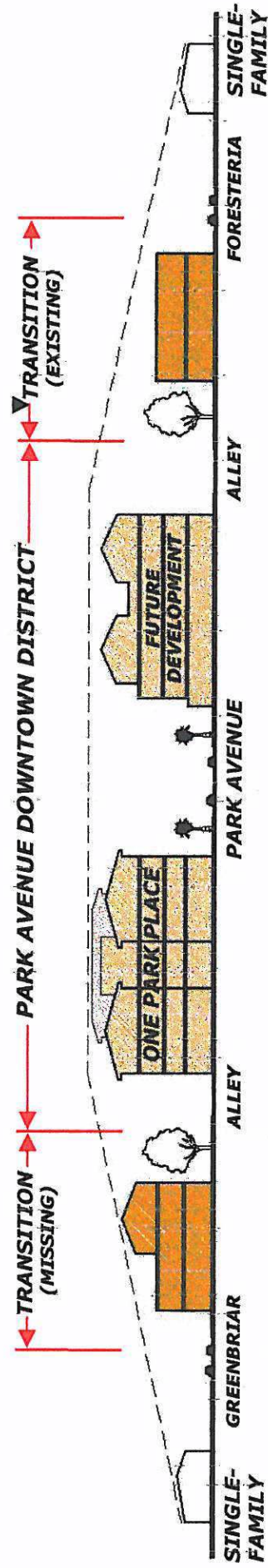


Table 32-50-4 (Supp. No. 27)*

Required Parking and Loading Spaces

Use Category	Parking Spaces Required	Loading Spaces Required
Residential	1.25 per unit	None
Business & Professional Offices	1 per 500 SF	1 per 10,000 SF
Personal Services	1 per 500 SF	1 per 10,000 SF
Outdoor Display	None	None
Outdoor Restaurant Seating	None (if less than 25% of total seating area)	None
Restaurants	1 per 3 seats, plus 1 per 2.2 lineal feet of bar surface	1 per 5,000 SF
Retail and Commercial	1 per 500 SF	1 per 5,000 SF
Theater, Indoor	1 per 3 seats	1 per use, excluding movie theaters

*Previously approved ordinance

Parking Provided: 54 @ Alley + 13 on Street + 37 @ Ground Fl + 89 @ Second Fl = 193 sp

Accessible Sp Provided: 6 sp
Loading Sp Provided: 9 sp

Proposed Mixed-Use Scenario (areas in SF)

Use	Retail/ Rest.	Office	Residential		parking	storage*	Ancillary, other	
			area	units			Int.	Ext.
Ground	30,300	-	-	-	10,000	7,320	6,670	14,550
Second	-	30,000	-	-	28,435	835	490	10,180
Third	-	-	41,500	32	-	-	2,335	19,455
Fourth	-	-	41,500	32	-	-	430	9,830
Penthouse	-	-	5,000	2	-	-	4,430	-
Total	30,300	30,000	88,000	66	38,435	8,155	14,355	54,015

*tenant storage only - no parking requirement

Straight Parking Requirement (no shared parking credits)

Use	Required Parking Ratio	Required # of parking spaces	Required loading spaces
Residential	1.25 per unit	66 x 1.25 = 83	0
Office	1 per 500 sf	30,000 / 500 = 60	4
Retail	1 per 500 sf	26,000 / 500 = 52	6
Restaurant	1 per 3 indoor seats	4,300 sf or 189* seats / 3 = 63	1
Total		258	11**

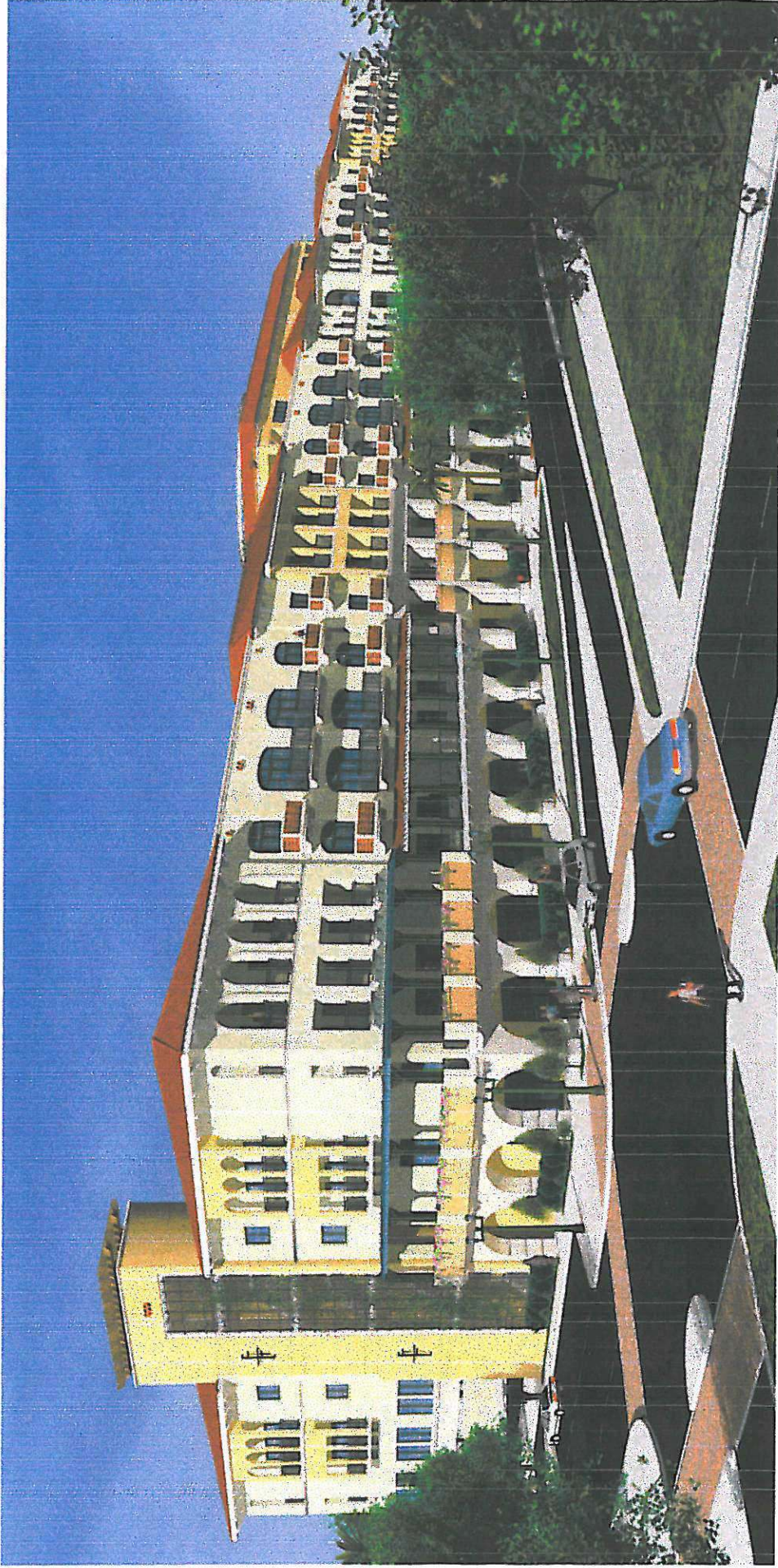
*additional 47 seats allowed for outdoor dining with no parking requirement

**request permission to provide total of 4, to account for overlapping uses

Shared Parking Reduction per Table 32-50-5

Use	*Weekday: 6pm - midnight	
	%	# sp
Residential	90%	75
Office	10%	6
Retail	90%	47
Restaurant	100%	63

*governing scenario



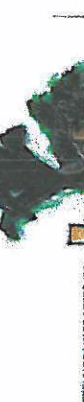
ONE PARK PLACE

Lake Park, Florida

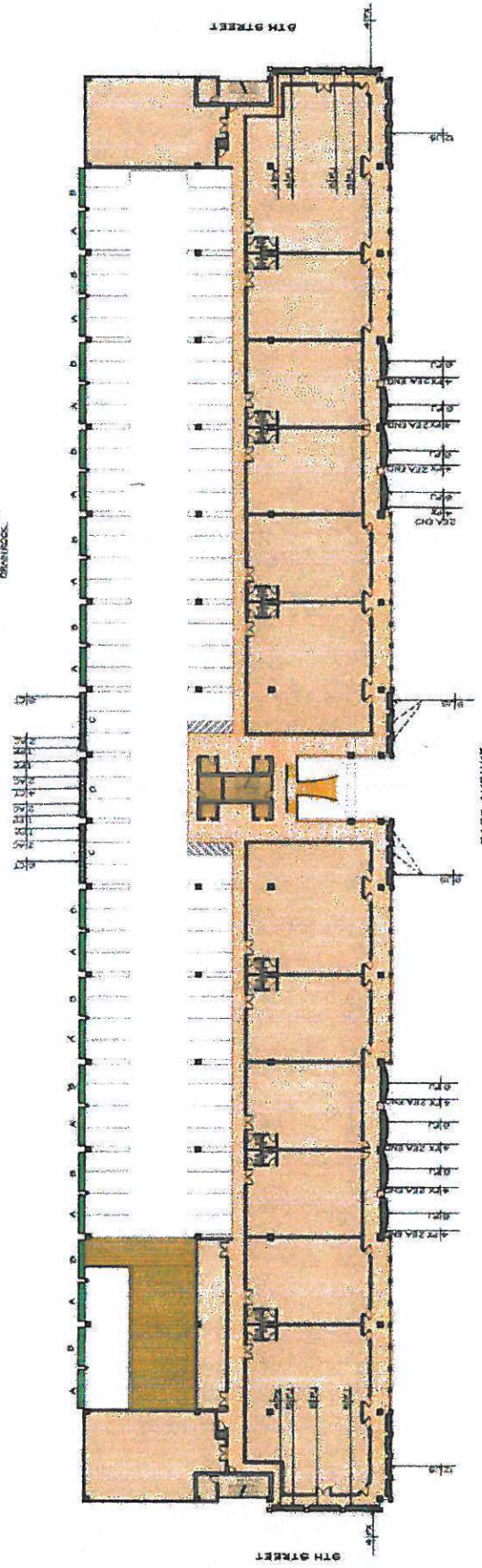
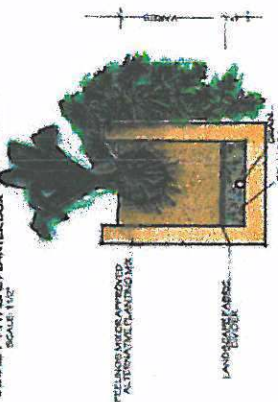
DETAIL 'D' SECOND FLOOR NORTH SIDE
TYPICAL PLANTER 'X'
SCALE 1/8" = 1'-0"



DETAIL 'E' SECOND FLOOR NORTH SIDE
TYPICAL PLANTER 'Y'
SCALE 1/8" = 1'-0"



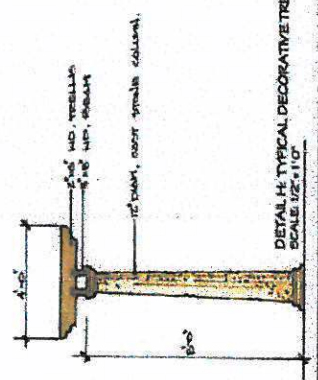
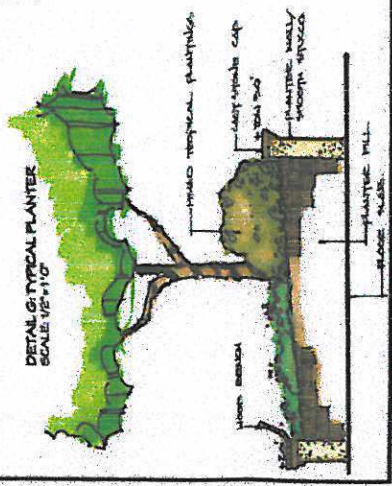
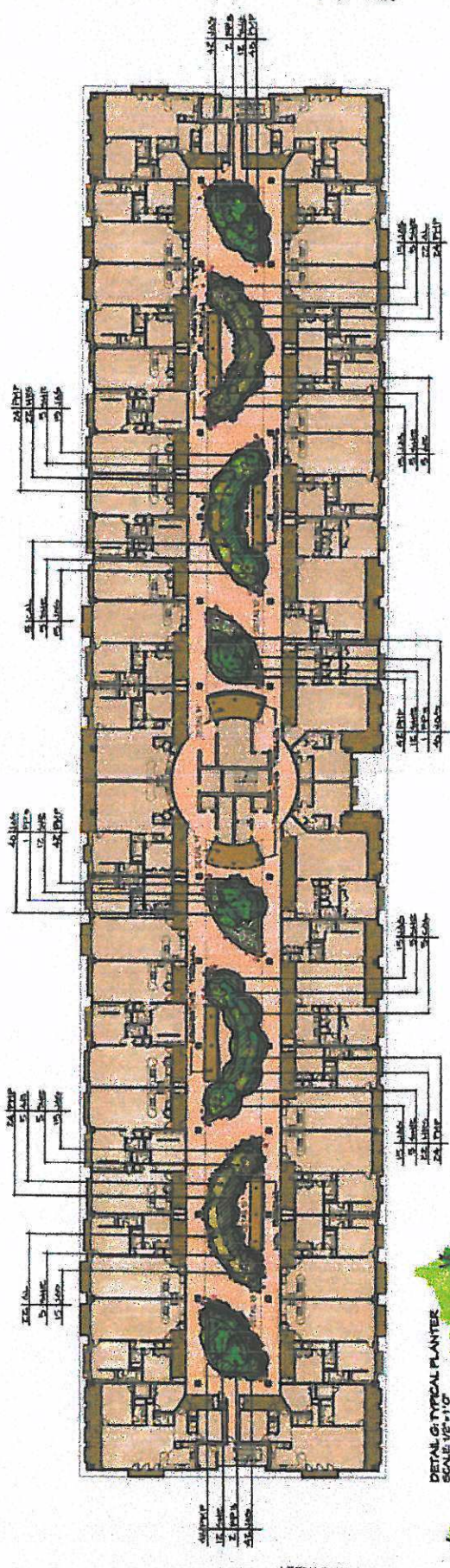
DETAIL 'F' TYPICAL PLANTER BOX
SCALE 1/2" = 1'-0"



ONE PARK PLACE
LAKE PARK, FLORIDA
SECOND FLOOR PLAN

B BLARELY AND ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNERS, INC.
1000 PARK AVENUE, SUITE 202
LAKE PARK, FLORIDA 33404
PHONE (813) 527-0000 FAX (813) 527-0007
WWW.BLAIRANDASSOCIATES.COM

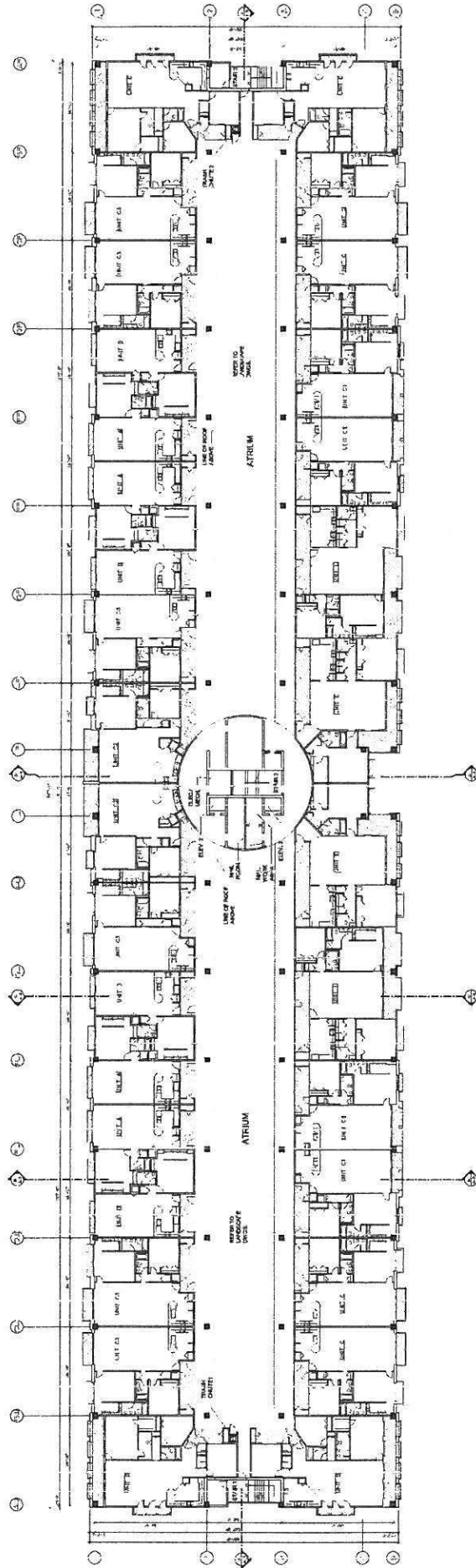
PROPOSED SECOND FLOOR
DEVELOPMENT
ONE PARK PLACE
849 PARK AVENUE, LAKE PARK, FLORIDA
LANDSCAPE PLAN - SECOND FLOOR
Scale: 1/2" = 1'-0" Date: 7/10/03 Sheet: 202

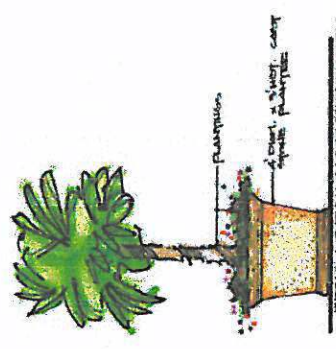
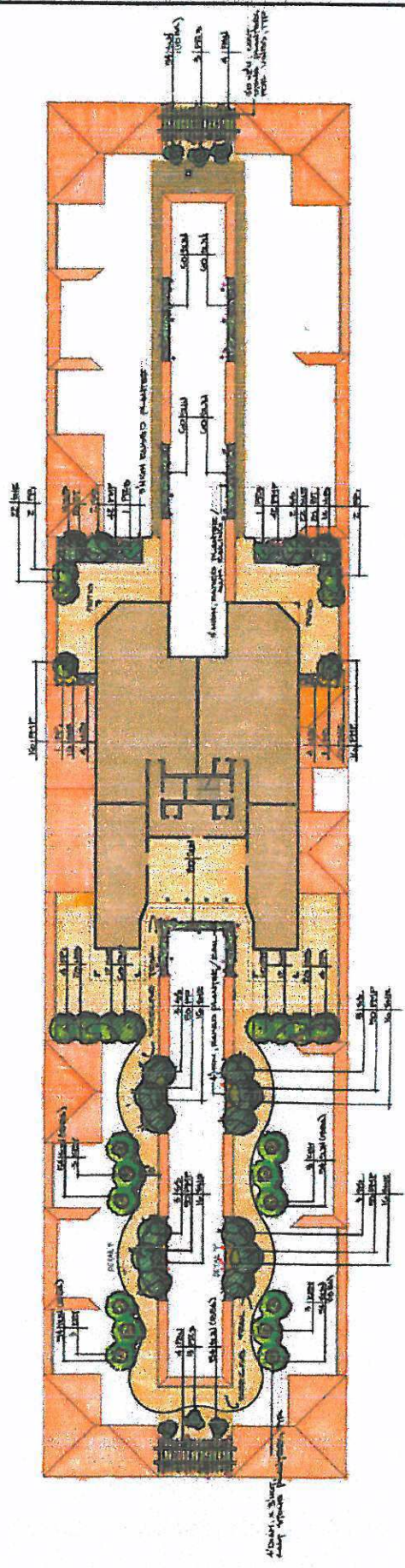


B BLARELY AND ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNERS, INC.
ARCHITECTS AND PLANNERS
1000 N. W. 10TH AVENUE, SUITE 200
MIAMI, FL 33136
TEL: (305) 577-8449 • FAX: (305) 577-8437
WWW.BLARELY.COM

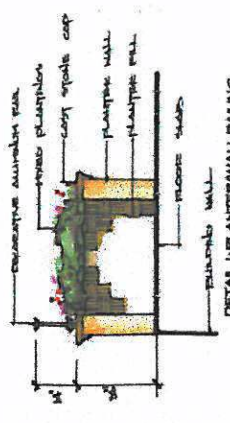
ONE PARK PLACE
849 PARK AVENUE, LAKE PARK, FLORIDA
LANDSCAPE PLAN-THIRD FLOOR
Scale: 1/2" = 1'-0" Date: 7/10/03 Sheet: 203

ONE PARK PLACE
Third Floor Plan





DETAIL J: TYPICAL CAST STONE PLANTER
SCALE 1/2" = 1'-0"



DETAIL I: PLANTER WALL RAILING
SCALE 1/2" = 1'-0"

B BLAKELY AND ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNERS, INC.
ARCHITECTS AND PLANNERS
10000 W. BOULEVARD
SUITE 1000
DALLAS, TEXAS 75243
PHONE (214) 343-1000 FAX (214) 343-1001

REVISIONS

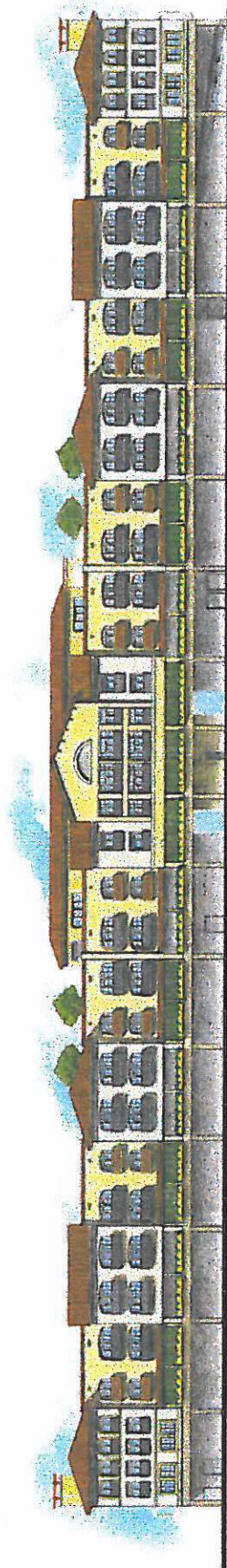
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SHEET 204

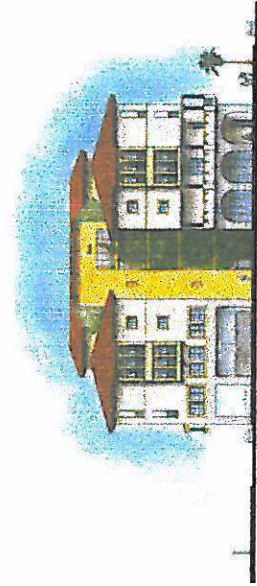
ONE PARK PLACE
DEVELOPMENT
849 PARK AVENUE, LAKE PARK, FLORIDA
LANDSCAPE PLAN - PENTHOUSE LEVEL
Scale: 1/2" = 1'-0" Date: 7/10/03 Sheet: 204



South Elevation



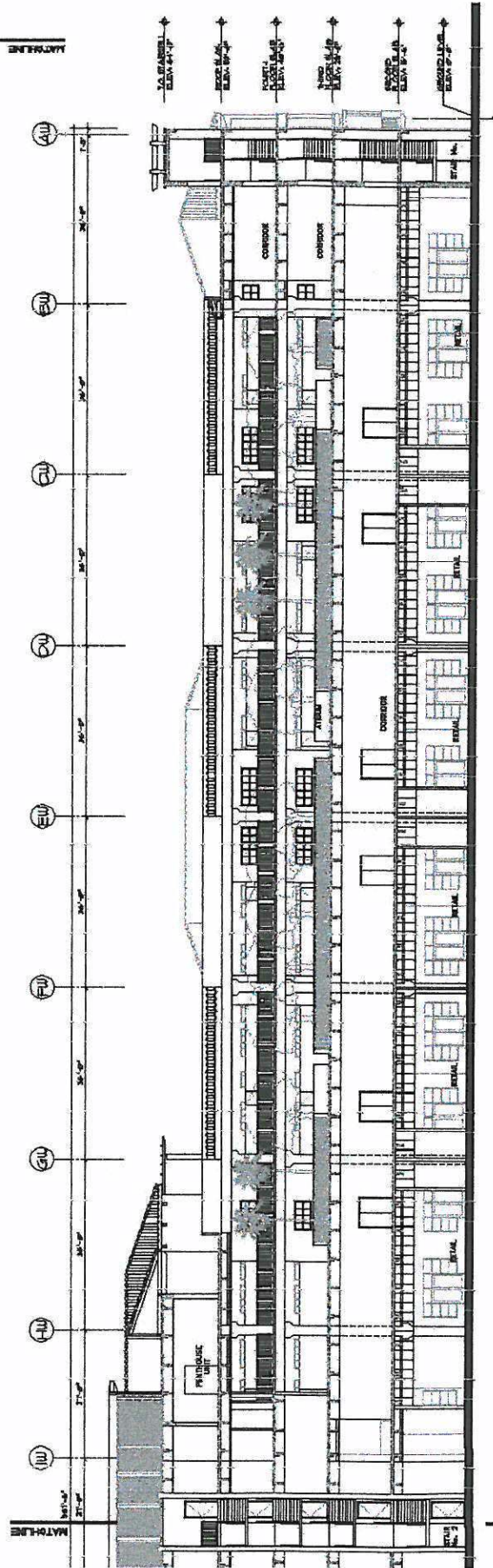
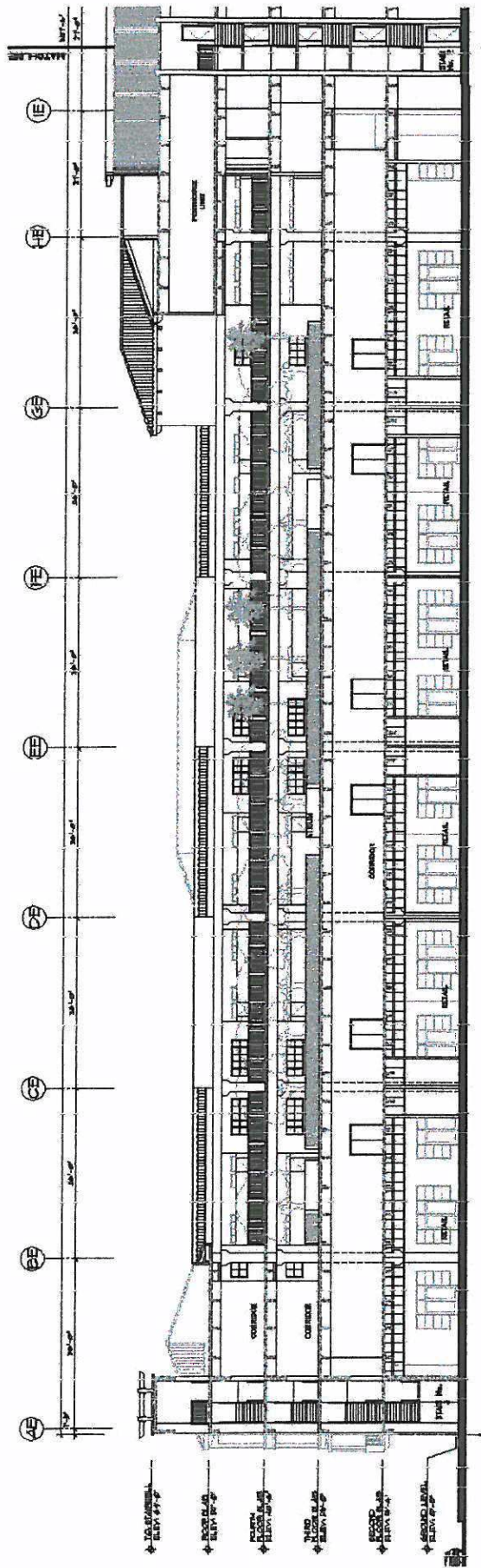
North Elevation



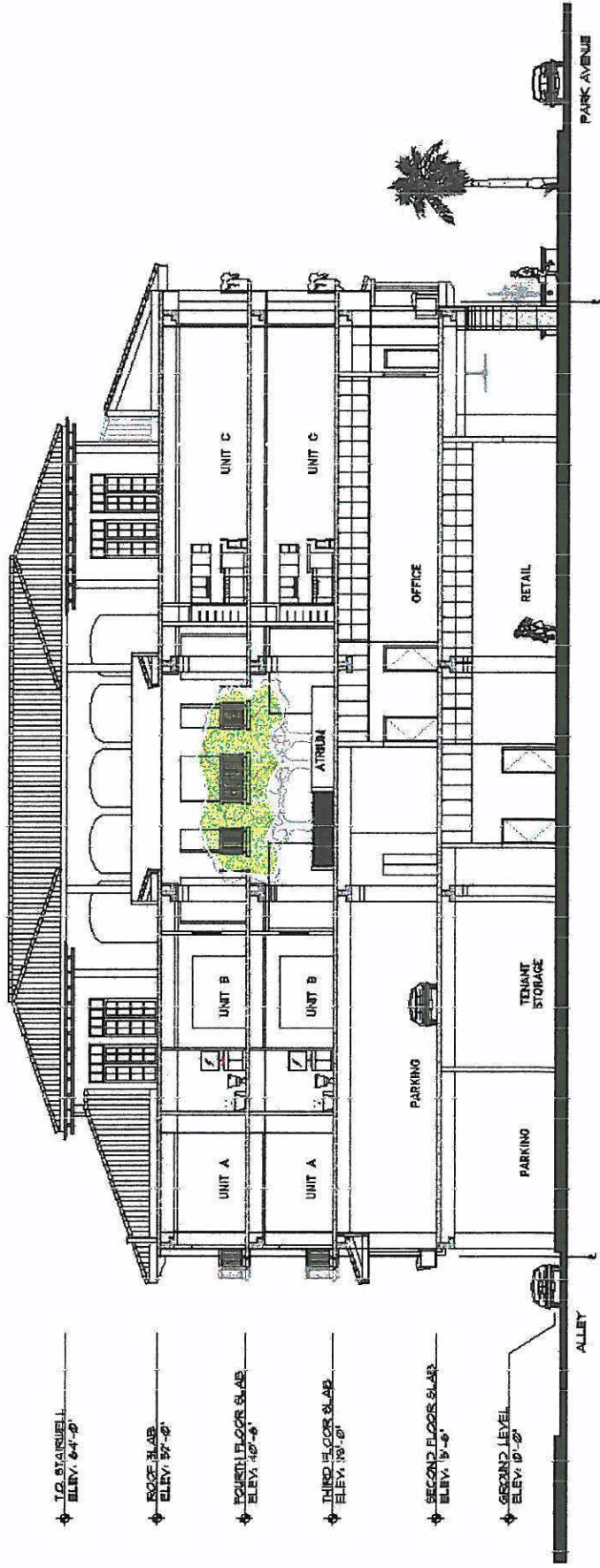
West Elevation



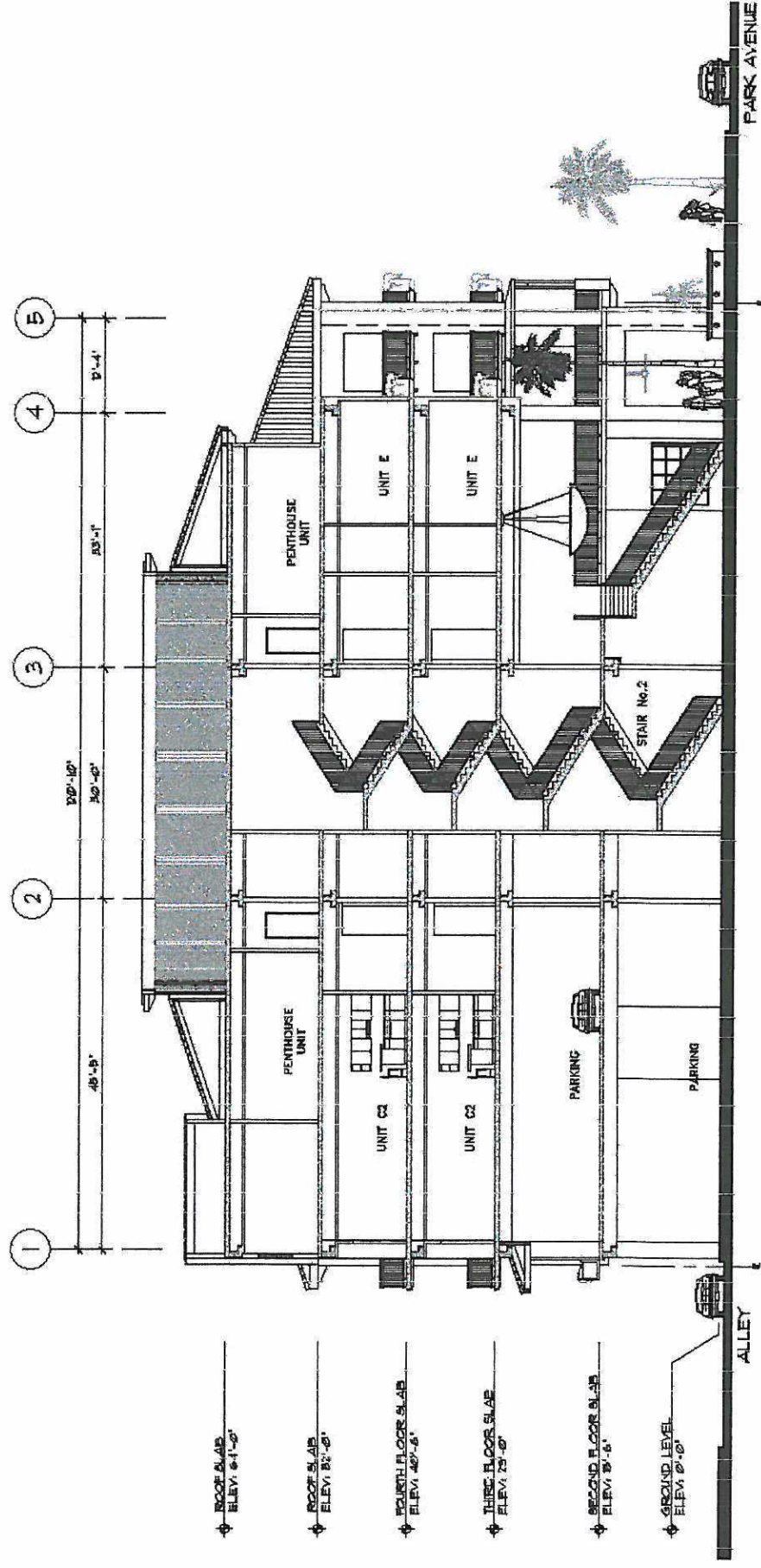
East Elevation



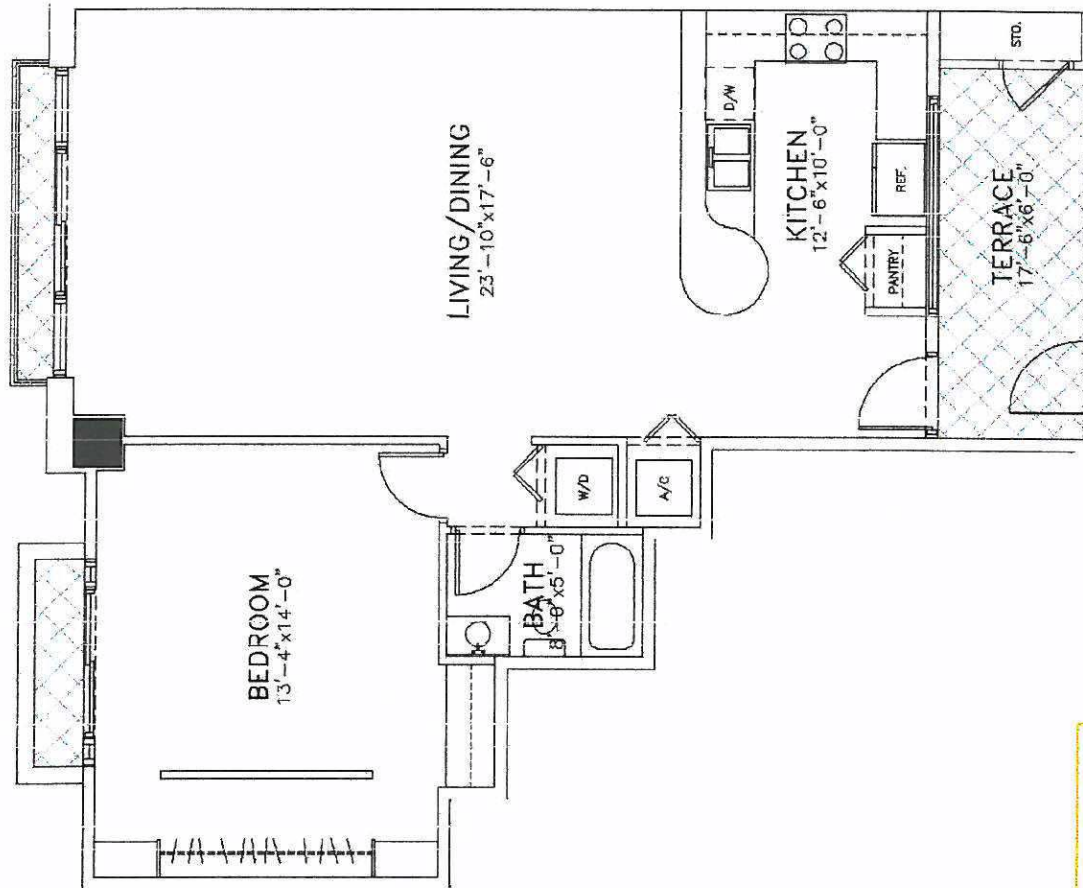
ONE PARK PLACE
Section A



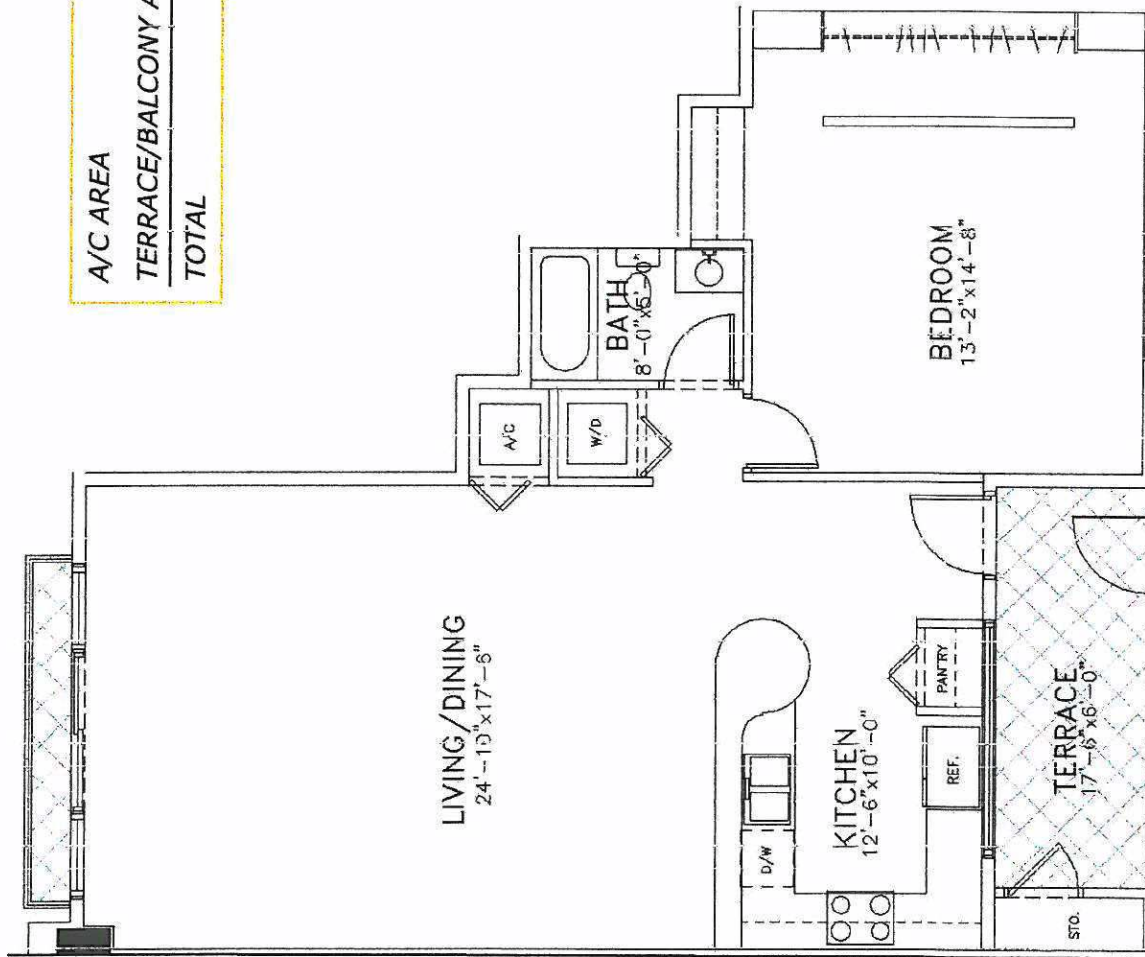
ONE PARK PLACE
Section B



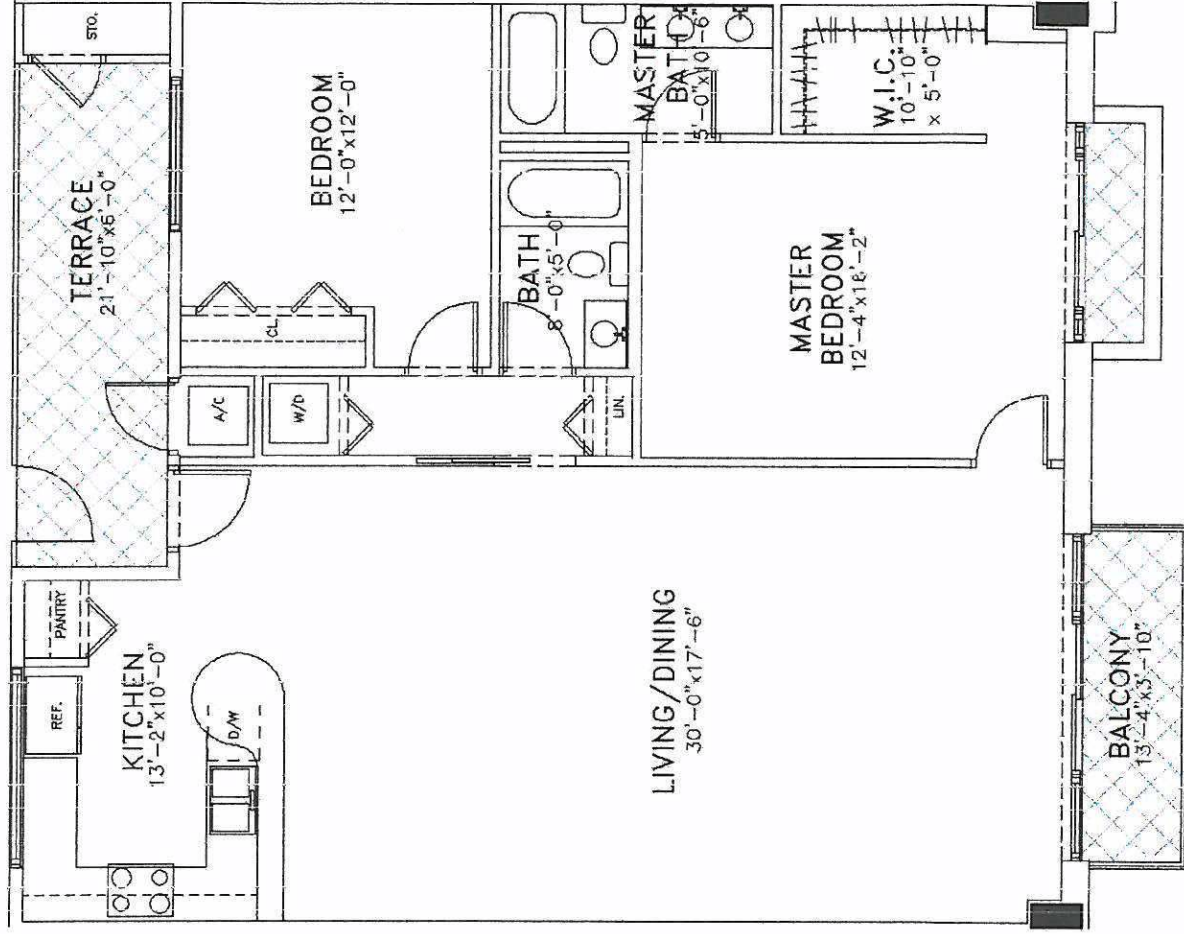
ONE PARK PLACE
Section D



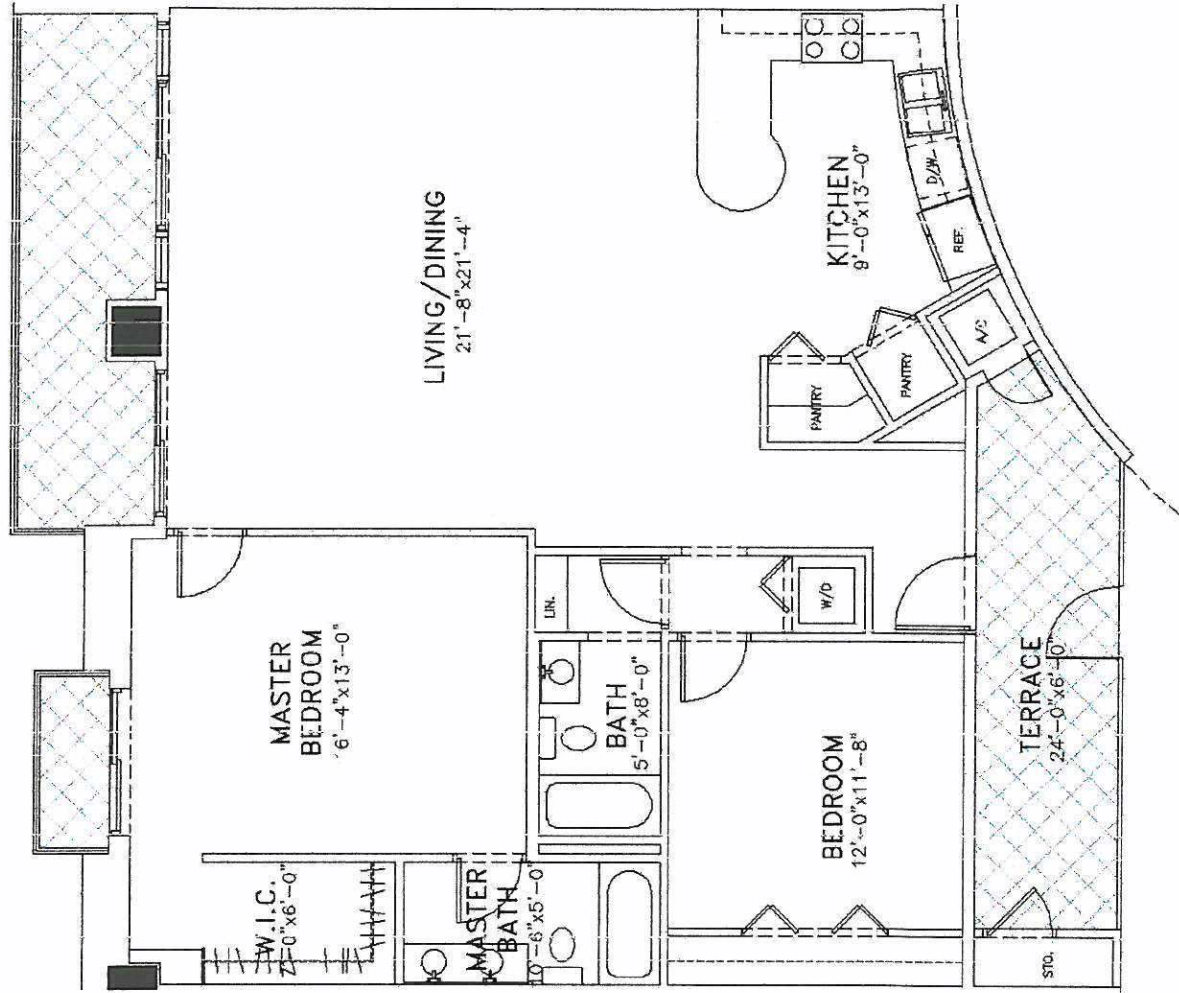
A/C AREA	965 SQ.FT.
TERRACE/BALCONY AREA	136 SQ.FT.
TOTAL	1,101 SQ.FT.



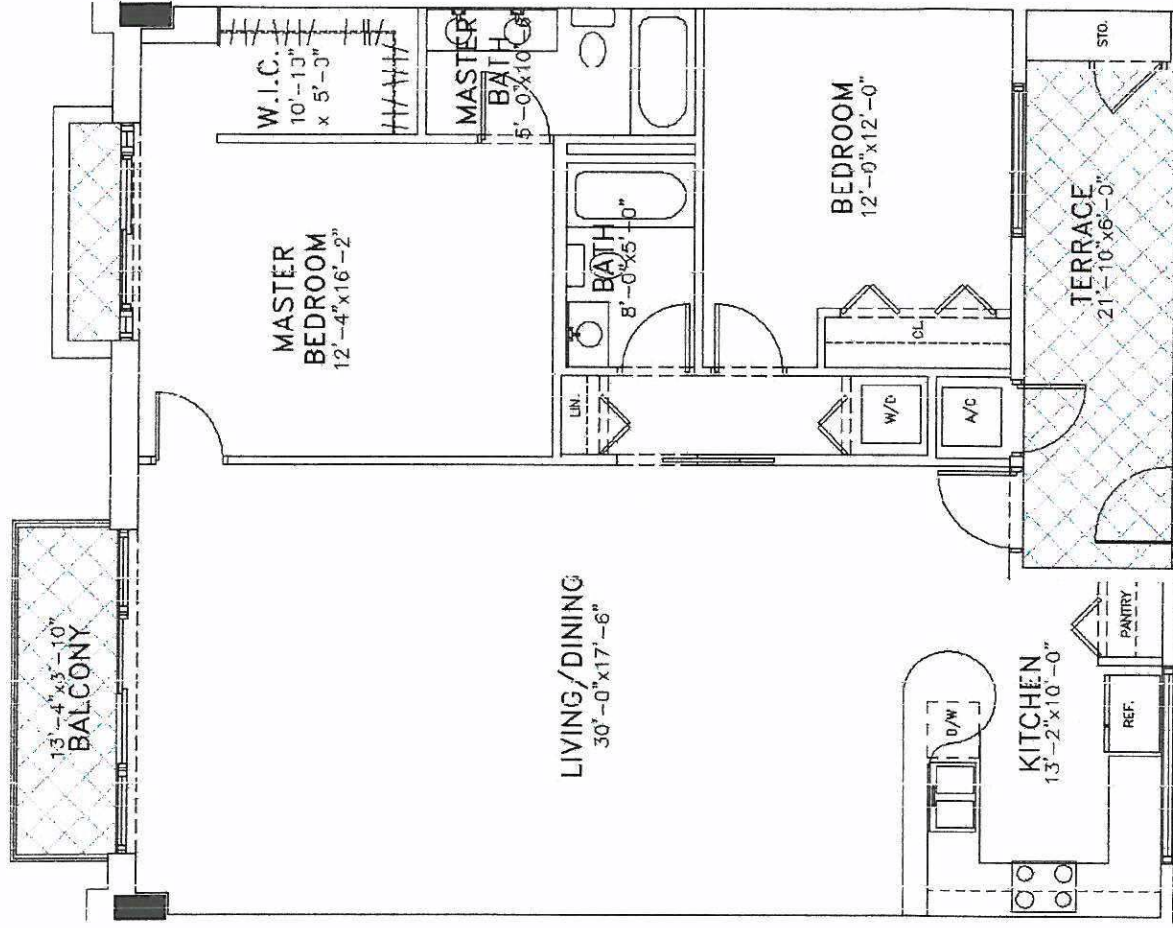
A/C AREA	965 SQ. FT.
TERRACE/BALCONY AREA	112 SQ. FT.
TOTAL	1,077 SQ. FT.



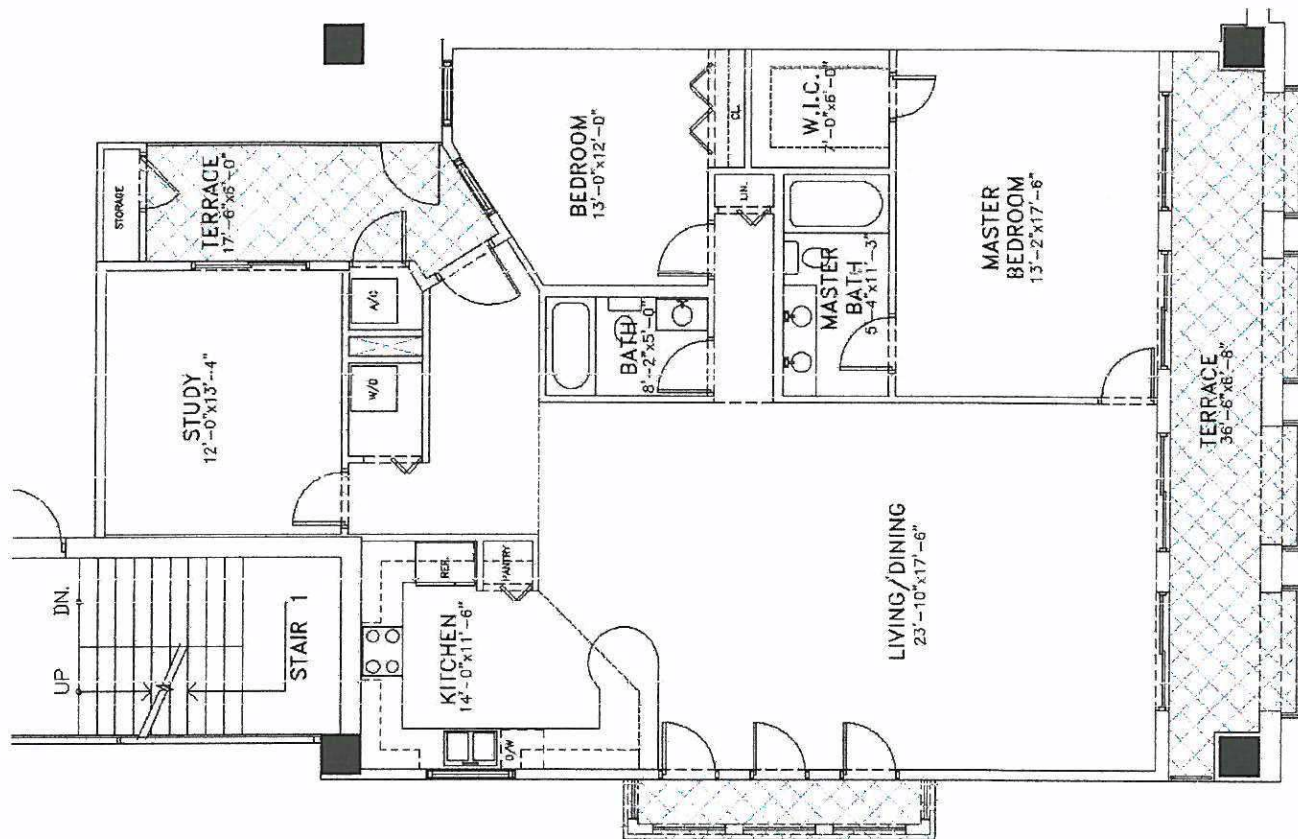
A/C AREA	1,287 SQ.FT.
TERRACE/BALCONY AREA	189 SQ.FT.
TOTAL	1,476 SQ.FT.



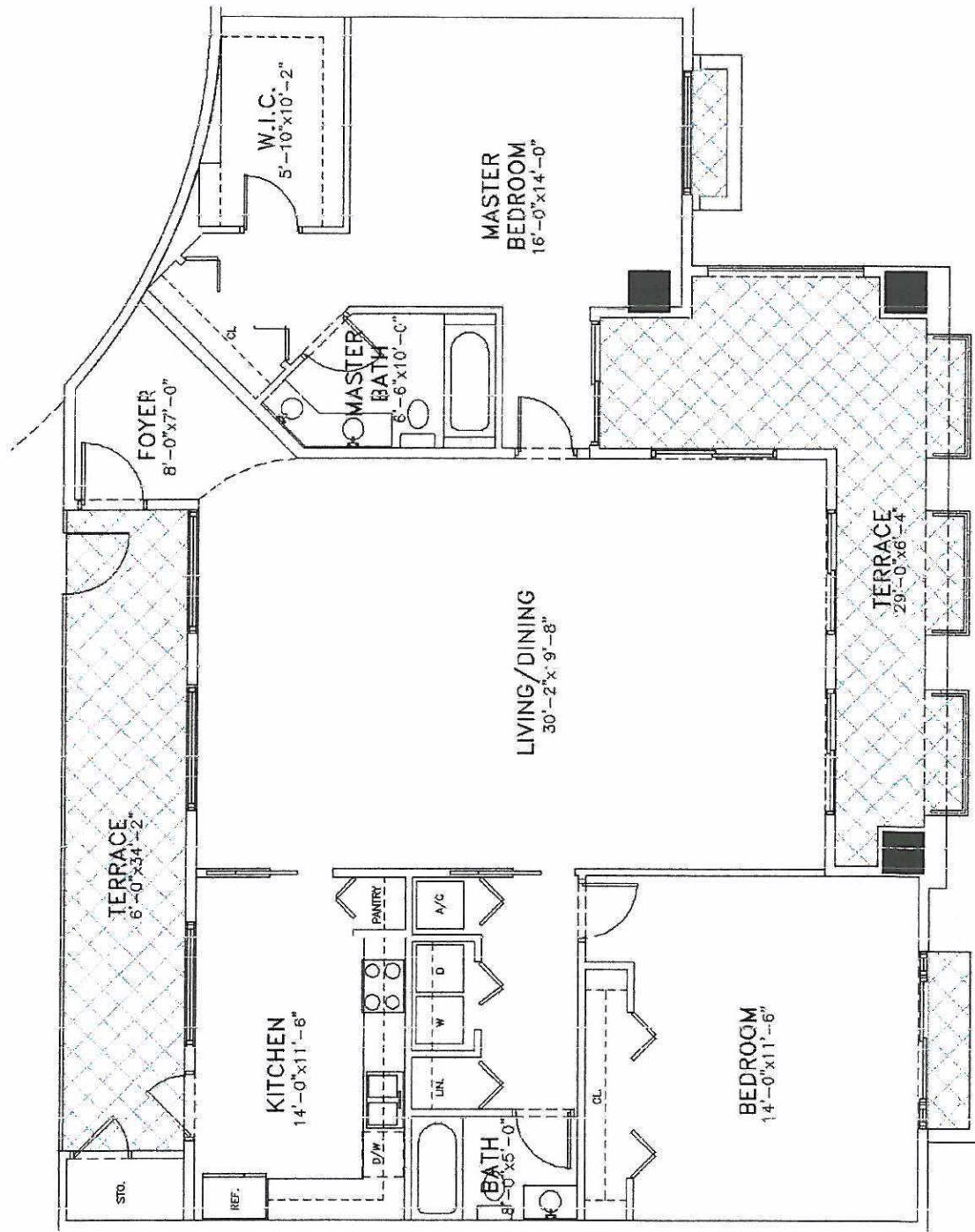
A/C AREA	1,344 SQ.FT.
TERRACE/BALCONY AREA	276 SQ.FT.
TOTAL	1,620 SQ.FT.



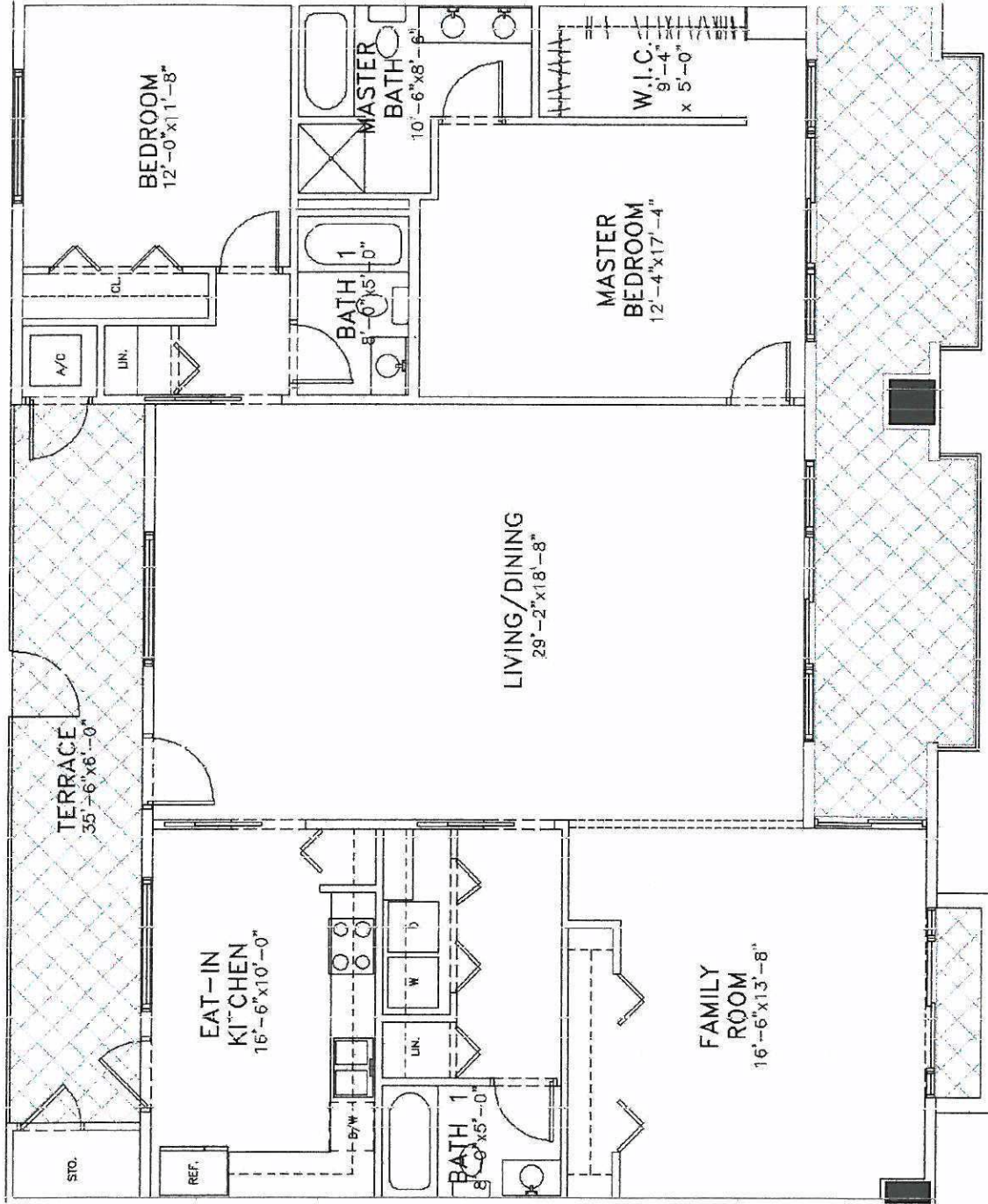
A/C AREA	1,314 SQ.FT.
TERRACE/BALCONY AREA	199 SQ.FT.
TOTAL	1,513 SQ.FT.



A/C AREA	1,577 SQ.FT.
TERRACE/BALCONY AREA	311 SQ.FT.
TOTAL	1,888 SQ.FT.

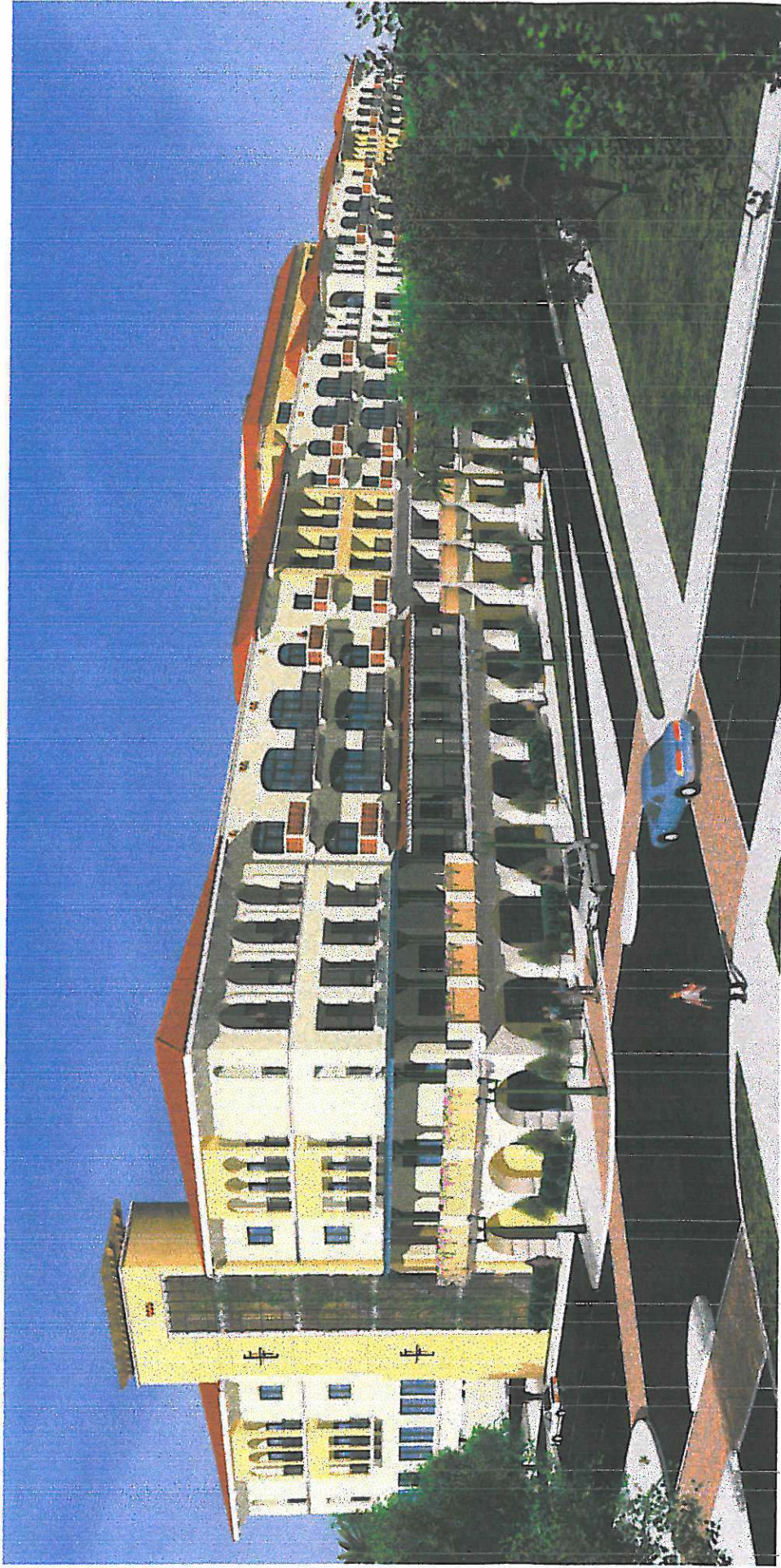


A/C AREA	1,698 SQ.FT.
TERRACE/BALCONY AREA	447 SQ.FT.
TOTAL	2,145 SQ.FT.



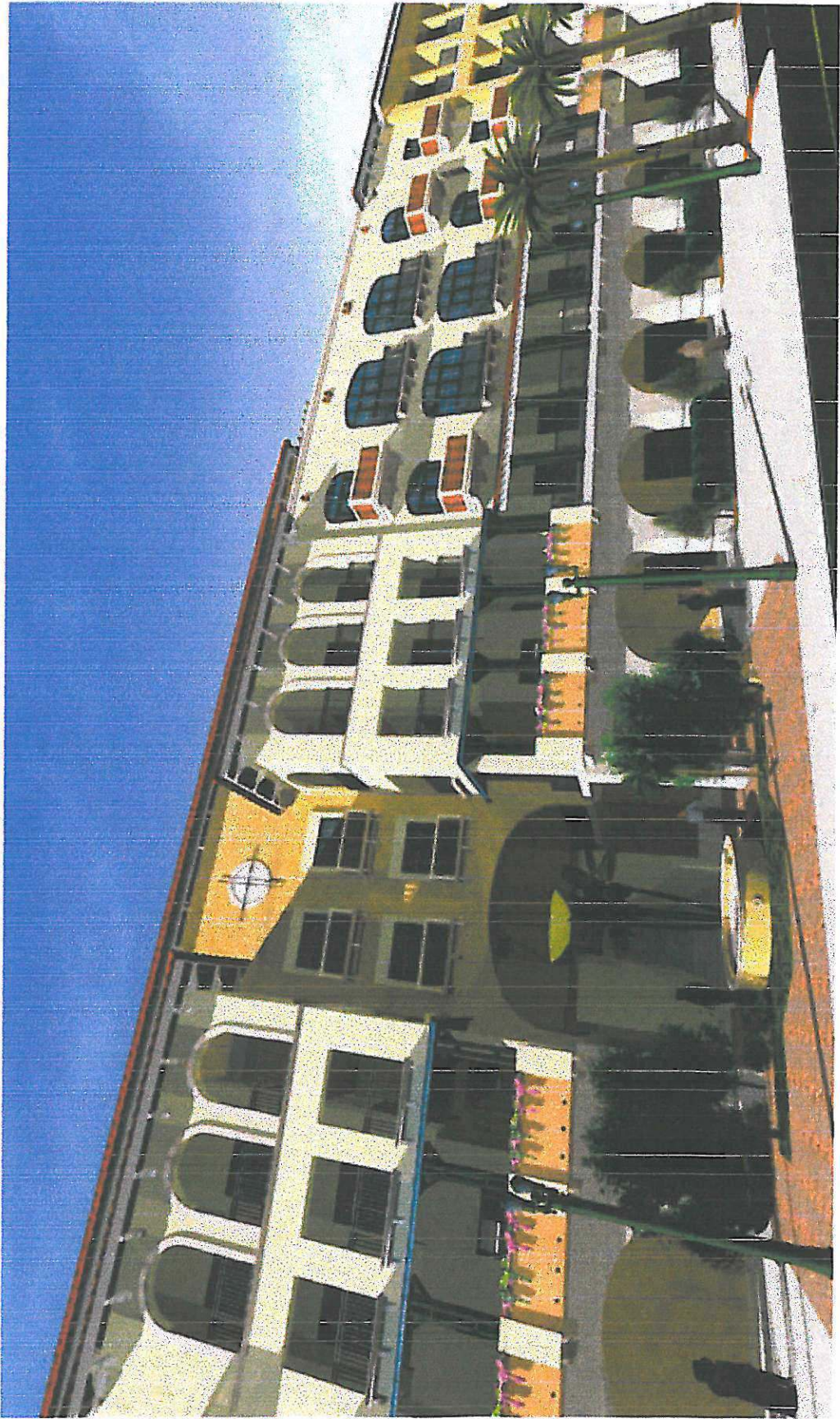
ONE PARK PLACE Floor Plan - Unit F

A/C AREA	1,820 SQ.FT.
TERRACE/BALCONY AREA	444 SQ.FT.
TOTAL	2,246 SQ.FT.

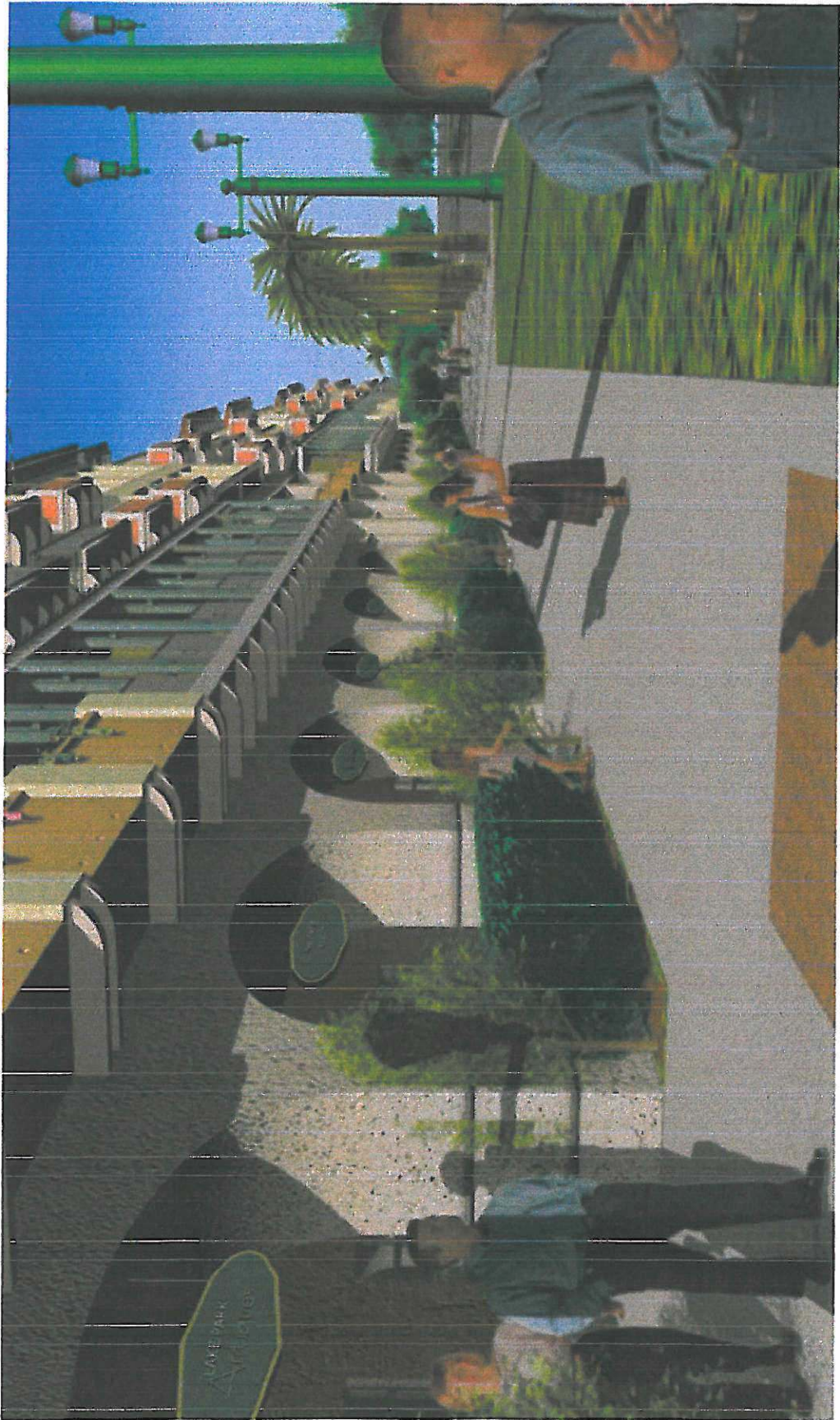


ONE PARK PLACE

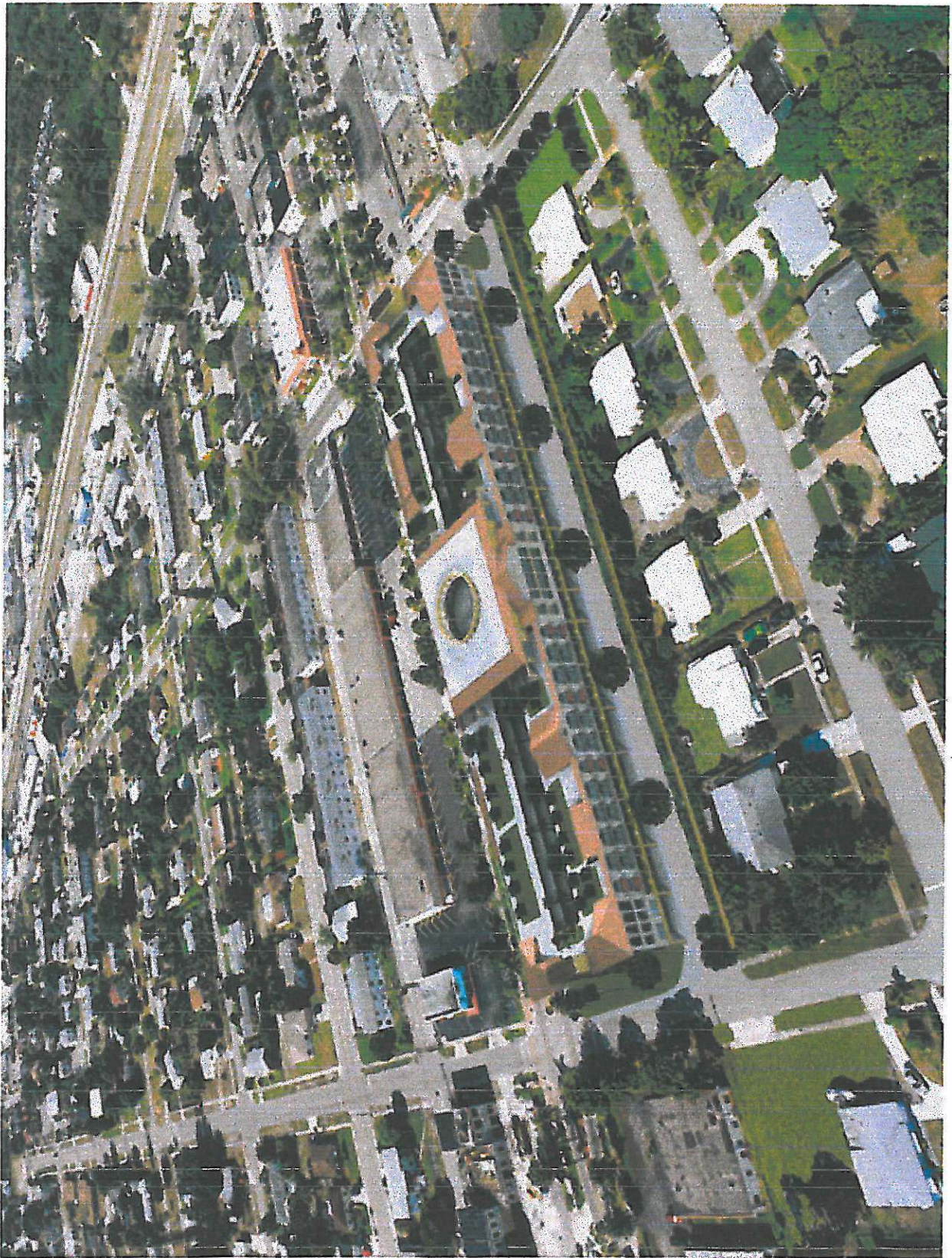
Lake Park, Florida

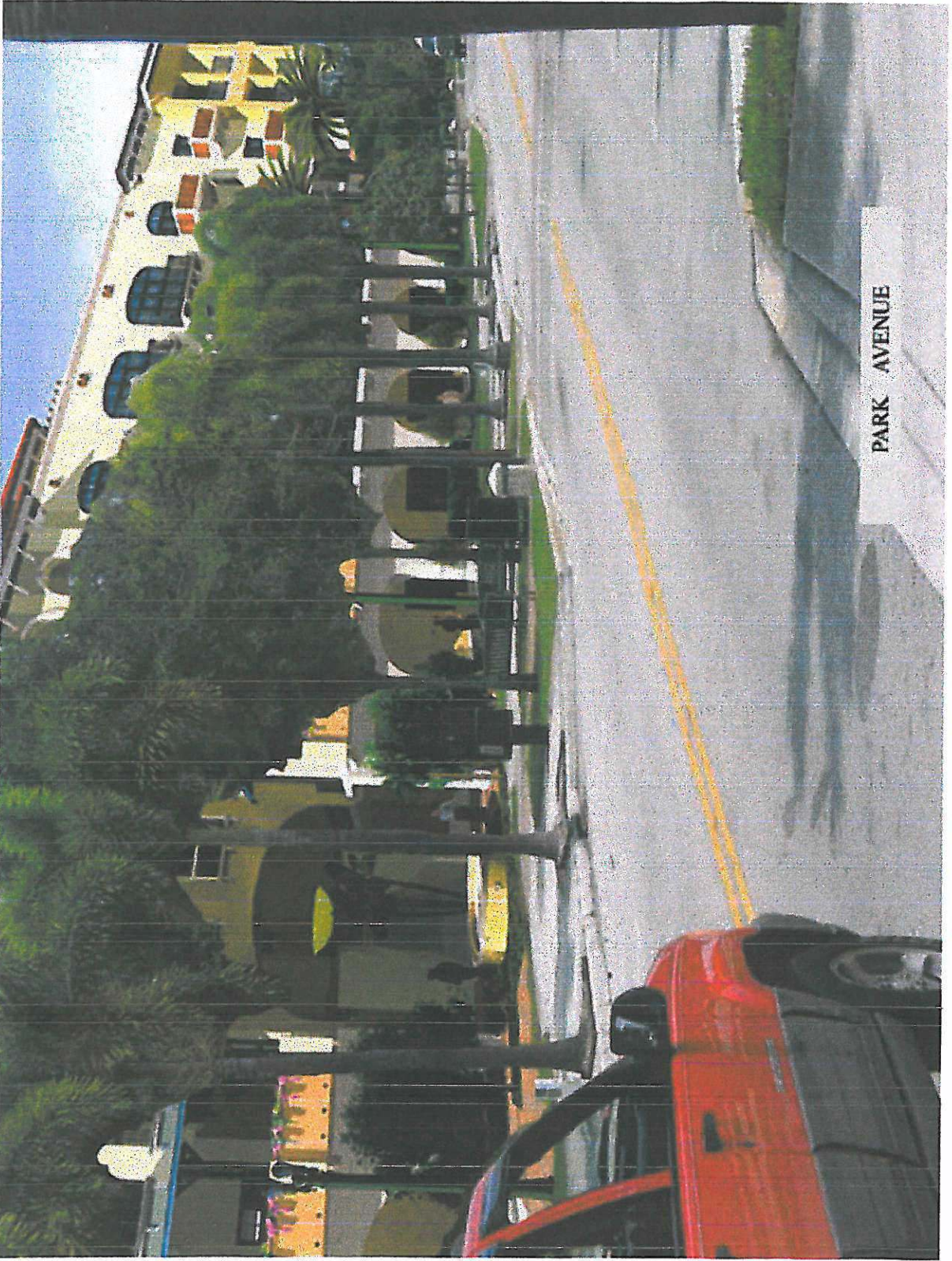


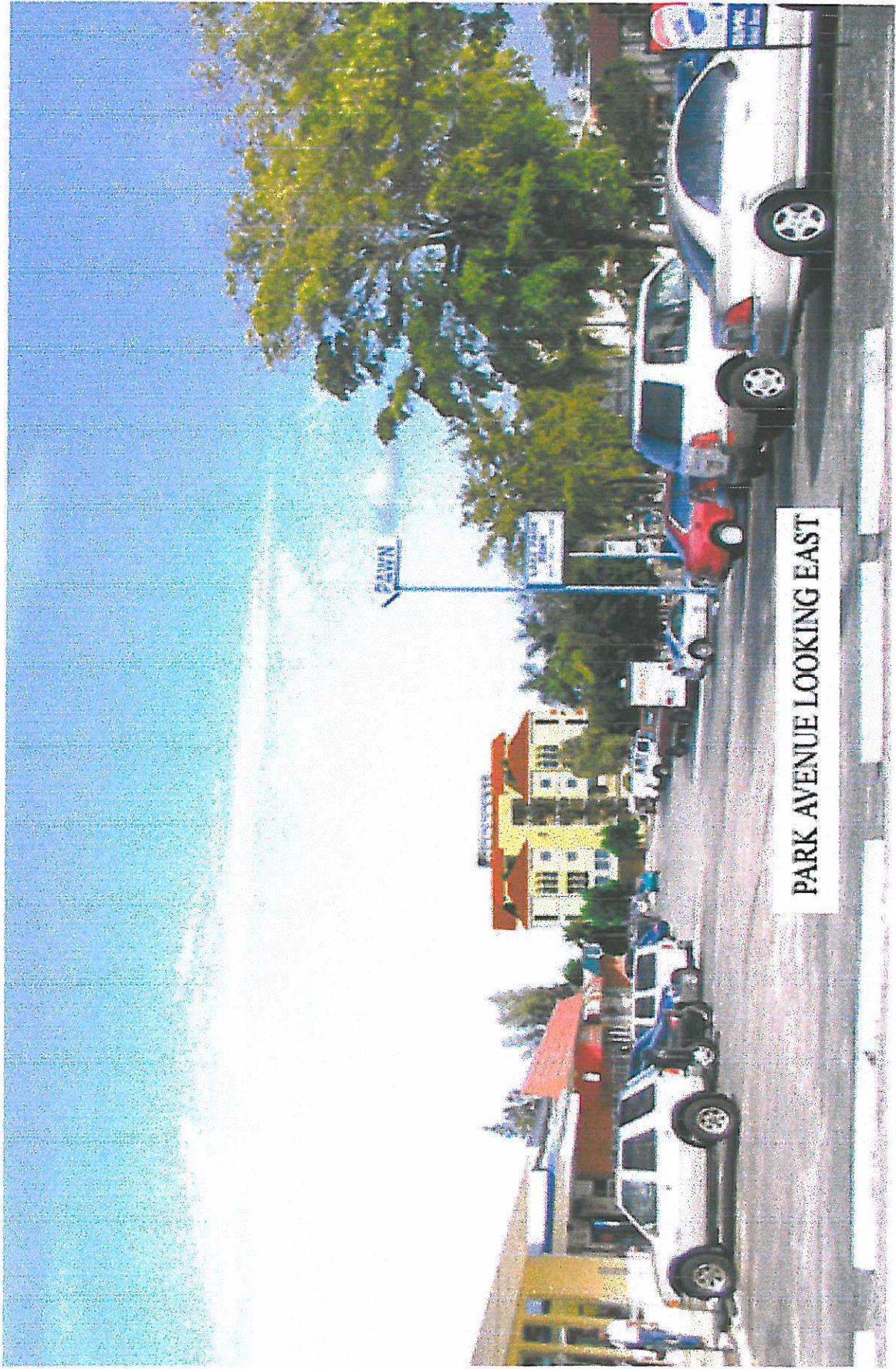












PARK AVENUE LOOKING EAST

**BLAKELY AND ASSOCIATES**
Landscape Architects and Planners, Inc.4099 Burns Road
Palm Beach Gardens, Florida 33410
Phone: 561-627-6145 • Fax: 561-627-5837
Lic. #LC-C000072Exhibit
C

My name is Jeff Blakely. I am the Landscape Architect and Planner representing One Park Place. I am also a life time resident of the town, and I would like to speak about the zoning issues surrounding One Park Place.

I think it is important to take a couple of minutes and speak about the history of the ordinance under which we are seeking to develop this project. The ordinance that addresses development in the Downtown district called the PADD came about during many planning sessions between 1996-98. The town planning consultants at the time was Dover-Kole and one member of the present commission (the mayor) was a member of the commission during that time and one member of the present commission was then a member of the planning and zoning committee, later elected to the town commission and there were other interested residents now serving on the commission. I was then and am now a member of the planning and zoning committee of the town and as such reviewed and participated in the creation of the ordinance.

Lake Park's downtown was a then undeveloped and a largely undesirable place to locate a business and with few exceptions for potential consumers or customers to want to use as a destination. Part of the vision of the commissioners sitting as the CRA has been implemented in the form of new landscaping and hardscaping on Park Avenue leading to enlivening commerce and attracting others interested in development.

The Commission, together with staff, undertook the creation of an ordinance that embraced a bold vision for the future of Lake Park, a highly creative BREAK with what had come before. Their vision was for a vibrant downtown with mixed uses serving residential and commercial needs and the development of a downtown that would fight south Florida's urban sprawl. It was recognized that in order to satisfy the many desires and necessities of this new vision for the town, a code needed to be enacted that would serve as a guide to something as yet unseen, but which would allow for flexibility and discretion on the part of the Town Commission in allowing development to proceed and to encourage a density heretofore unseen in Lake Park.

Now that is the background. Mr. Gentile says that we, in his opinion, are in conflict with the Comprehensive Plan of the town, the Comprehensive Plan

being that vision we have for the way we would like our town to look in 20 years or so. We don't share that opinion for the following reasons:

1. The code was written to encourage developments of scale in order to DISCOURAGE sprawl and to create people places and centers of urban concentration. Studies have shown that downtown areas don't thrive unless people live there.
2. Clearly the code is written now with a right to build 4 stories OR HIGHER (at the discretion of the Town Commission), and to say (based on previous building types), that we fail to integrate with our neighbors is inconsistent with the intent and strict reading of the code as it is written. Further, development in the area is based largely on the redevelopment of old buildings, bought at depressed prices (compared to other commercial areas in northern Palm Beach County), due to the condition of the neighborhood. A minimum of 2 stories is required for any new or renovated building in the PADD and those buildings currently undergoing renovation couldn't have been made higher without demolition due to the needs of increased foundation sizes, parking requirements and infrastructure, necessitating much higher development costs, probably out of the reach of those developers.
3. The town recognized during the development of the code that the lot sizes in the PADD had been platted in the 1920's (over 80 years ago when there was little if any local zoning in place), as residential lots, 50ft. in width and 125' deep and in order to get the desired (mixed) residential, and commercial uses, parking, landscaping and infrastructure MUCH flexibility in planning would need to be granted for development to be aesthetically and economically feasible, hence the WAIVER process.
4. Clearly, development that seeks to break with the past and invent a new more highly functional downtown (as envisioned by the ordinance), must begin somewhere and has no antecedent (excepting architectural expression), from a historical context. Thus the statement that this project is inconsistent with historical development is correct, because previous types of development, density and scale is not what is sought for future development. Density in the Comprehensive Plan is referred to in the residential component of land development regulations, and THIS is a mixed use building type for which density is not proscribed.
5. The demands of life safety requirements, those of contemporary retailers and merchandisers (i.e. higher 14-16', interior spaces), make earlier two story spaces inefficient and undesirable for class A tenants, outmoded particularly in light of economic development costs and

impractical in mixed use development.

6. Perhaps most importantly the Comprehensive Plan was written in 1988 -89 and updated in 1992, and the PADD was written 4 or 5 years later and is a later expression and further development of the Comprehensive Plan.

So here it is, the first step in the TRUE re-creation of the downtown district , the kind of development outlined and expected in the PADD ordinance, created 7 years ago. A project intended to create a vibrant and interactive downtown of a reasonable density, combining uses and providing a safe atmosphere by it's very nature, as opposed to a dark and vacant place unsafe (as we have recently witnessed), due to an absence of activity.

Lake Park is a community sited along the banks of the intercoastal waterway. They aren't making anymore of that type of land, and Lake Park can't resist the inevitable positive changes that will happen to a place with our enviable location. Lake Park can and will become a destination, not a pass through to other communities or places. We will develop a new identity, one which will attract other businesses and services and new property owners who will seek an URBAN dwelling life style.

In conclusion, we have a reputable local businessman willing to take the risk as the first developer in the downtown. A man who has brought several other good businesses to Lake Park. Because of Richard Ahrens the World Headquarters of Opici Wines is in Lake Park, Florida. A fact that makes me very proud.

Lady and gentlemen we need to embrace this project wholeheartedly..... it is true that you can't stand still.....you're either moving forward or falling behind.

I will entertain any questions you may have .

AQUIFER RECHARGE elements are amended to fully comply with the Annexation Policy, as adopted by the Palm Beach Countywide Planning Council.

3.4.3 Future Land Use Classification System.

Land use categories list on the following Table are hereby adopted as the "Future Land Use Classification System":

Low Density Residential - Single family detached residences, with a maximum density not to exceed 5.81 dwelling units (du's) per net acre, including permitted accessory or conditional uses.

Medium Density Residential - Single family detached residences, duplexes, townhouses, clustered single family detached residences, with a maximum density not to exceed 15.78 dwelling units (du's) per net acre, including permitted accessory or conditional uses.

High Density Residential - Single family detached residences, duplexes, townhouses, clustered single family detached residences, and multiple family residences, with a maximum density not to exceed 20 dwelling units (du's) per net acre, including permitted accessory or conditional uses.

EXhibit
D

Mixed Residential and Commercial - Lands and structures devoted to promoting a compatible mix of residential and professional uses along major thoroughfares.

Commercial - Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis. This category also includes personal and professional services.

Mixed Commercial and Light Industry - Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, wholesale establishments, and limited commercial activities that can be carried on unobtrusively.

Specific uses are delineated in the Town of Lake Park Zoning Code.

Public Buildings and Grounds - Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held but publicly regulated utility.

2. Generalized Soils (Ref: Figure 3-3 and Tables 3-1 and 3-2); and

3. Flood Zones (Ref: Figure 3-4 and Table 3-3).

There are no wetlands, coastal vegetation or beaches within Lake Park. Further, there are no existing or planned potable water wellfields or cones of influence or any known minerals of any determined value within the Town.

3.4.4.3 Future Annexation

The Town of Lake Park Future Annexation Area is illustrated on Figure 3-10.

JAJ:13668-5\GOAL.3